



राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

मंगलवार, 29 अगस्त, 2017 / 7 भाद्रपद, 1939

हिमाचल प्रदेश सरकार

INFORMATION & PUBLIC RELATIONS DEPARTMENT

NOTIFICATION

Shimla-2, the 28th August, 2017

No. Pub-F(10)-4/2017.—The Governor, Himachal Pradesh is pleased to order the creation/opening of office of Assistant Public Relations Officer at Padhar, District Mandi. The Governor, Himachal Pradesh is further pleased to order creation and filling up of the following posts, one each in each category, subject to completion of all codal formalities procedurally in advance in the office of Assistant Public Relations Officer at Padhar, District Mandi:—

Sr. No.	Name of Post	Pay Band	Mode of Appointment
1.	Assistant Public Relations Officer	₹10300-34800+4200 Grade Pay	Direct recruitment on contract basis
2.	Publicity Assistant Grade-II	₹5910-20200+1950 Grade Pay	Direct recruitment on contract basis
3.	Peon	₹4900-10680+1300 Grade Pay	To be filled up from amongst compassionate appointee to be allowed by Finance Department.

This issues with the prior approval of the Finance Department obtained *vide* their U.O. No. 54059249-Fin-F/2017 dated 16-08-2017 with the following observations:—

- (i) Availability of funds under relevant HOA/SOE for CFY;
- (ii) No additional funds would be demanded on this account.

By order,
V. C. PHARKA,
Chief Secretary (I&PR).

INFORMATION & PUBLIC RELATIONS DEPARTMENT

NOTIFICATION

Shimla-2, the 28th August, 2017

No. Pub-B(2)-1/2014.—The Governor, Himachal Pradesh, on the recommendations of the Departmental Promotion Committee is pleased to promote Shri Ganga Ram, Assistant Public Relations Officer, Class-II (Non Gazetted) to the post of District Public Relations Officer/Information Officer, Class-I (Gazetted), in the pay band of ` 10300-34800 + 5400 Grade Pay, in Information and Public Relations Department on regular basis with immediate effect.

2. The aforesaid Officer will be on probation for a period of two years in the first instance from the date of joining the post. He shall also exercise option for fixation of pay under the provisions of FR-22, within a period of one month from the date of issue of these orders.

3. The Governor, Himachal Pradesh is further pleased to order his posting on promotion as District Public Relations Officer/Information Officer in the Directorate of Information & Public Relations as Information Officer, Shimla against vacancy. Further, he is directed to submit his joining report to this office, through proper channel, immediately.

By order,
V.C. PHARKA,
Chief Secretary (I&PR).

REVISED DEVELOPMENT PLAN FOR RAMPUR PLANNING AREA 2021



**TOWN & COUNTRY PLANNING DEPTT.
GOVT. OF HIMACHAL PRADESH
2014**

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FOREWORD

Rampur town is situated on the left bank of Satluj River in the interior Himalayan region at a distance of 130 kms. from Shimla, in the North-East direction. Town is well known for its rich architectural and cultural heritage and numerous historical monuments. Town has served as a trade and commerce centre from times immemorial. Rampur town has been seat of erstwhile Bushahar Princely State since 1681 A.D. The town has potential for development as regional development hub by virtue of its location on National Highway-5 amidst rich horticultural hinterland.

Town has status of Municipal Council having population of 5,655 persons as per Census year 2011, and is one of the fastest growing towns in Shimla District, owing to rapid urbanization as well as ribbon development along the National Highway No.5. Besides, town has acute shortage of service and developable land and other facilities.

In order to have planned and regulated growth of this town, the Government of Himachal Pradesh, vide Notification No. PBW (B&R) (B) 26 (29)/86, dated 01.05.1986, extended the Himachal Pradesh Town and Country Planning Act (Act No. 12 of 1977) to Rampur Planning Area. The Existing Land Use of this Planning Area was prepared and adopted/frozen vide Notice No. HIM/TP-RPB-DP/87-11305-454, dated 30.03.1987. Subsequently, Development Plan for Rampur Planning Area was finalised after consideration of objections and suggestions of public and was approved by the State Government vide Notification No.TCP/F(6)-15/95 Shimla, 171002, Dated 18.07.1996.

However, it has been observed that since rapid development has taken place in town vicinity, thus Development Plan needs to be revised immediately. Also the plan period of existing Development Plan is already over in the year 2001.

Consequently the revised Development Plan for Rampur Planning Area was prepared. However, it was returned by Directorate to field office for enhancement and enrichment. The enrichment was on final stage; however, in the mean time the areas across Sutlej River, falling within Kullu District consisting of Revenue villages of *Thachwa*, *Tunan* and *Poshna*, were excluded from Rampur Planning Area by the State Government vide Notification No. TCP-F (10)-1/2008-II Shimla, dated 1st August, 2012. The area excluded planning area falling under these Revenue Villages measures about 809.90 Hectares. Due to exclusion of these prominent residential areas, now the remaining area of 660.00 hectares is taken up for Revised Development Plan, 2021.

This revised Development Plan for Rampur Planning Area contemplates an increase of population from 10,653 persons in 2011, to 13,849 persons in 2021. Keeping in view the future requirements for various land uses like Residential, Commercial, Industrial, Support facilities and Services, Public and Semi-Public, Parks and Open Spaces, Traffic and Transportation etc., an additional land area of 113.99 Hectares shall be required. Phasing and implementation of development has been worked out in view of development priorities to meet needs of growing town as well as regional dependent population. Total cost of creation of service land for urbanisable area has been estimated at about Rs. 8.0 Crores (Rupees Eight Crores) which includes the construction cost of community car parking, whole sale market and warehousing complex as well as improvement of bye-passes in the urban area.

Zoning and Sub-Division of land Regulations have been framed to achieve objectives of a well planned and regulated growth, incorporating the Town and Country Planning Rules, 2014.

Place : Shimla

Dated :

*Director,
Town and Country Planning Department,
Himachal Pradesh, Shimla, 171009.*

CHAPTER -1**CONTEXT**

1.1 In order to prepare a technically viable document acceptable to the masses, three deliberations with the public, grass root functionaries of the town and the planning area, public representatives and Non Government Organizations (NGOs) have been organized in Rampur planning area to know their views on various problems and potentials of the town and suggestions thereof.

1.2 To examine the quantitative and qualitative aspects of various land uses, development activities, problems and potentialities of the Rampur planning area, primary and secondary sources of data has been utilized, which form the basis for working out projections, proposal and regulations for various aspects of the envisaged Development Plan.

1.3 The earlier Development Plan was prepared by the Sub. Division Town Planning Office Rampur Bushahar on the basis of the Land Acquisition Mechanism and the Development Authority as well as Local Bodies. Though the provisions of earlier Development Plan were envisaged for 2001, which are still not exhausted fully. However, the revised Development Plan is devised for year 2021, in order to orient the town's growth in accordance with changing requirements and aspiration of people of Rampur Bushahar. The physical survey map of 2002, on the basis of findings of socio-economic surveys and studies thereof, is taken as the base map for Revised Development Plan.

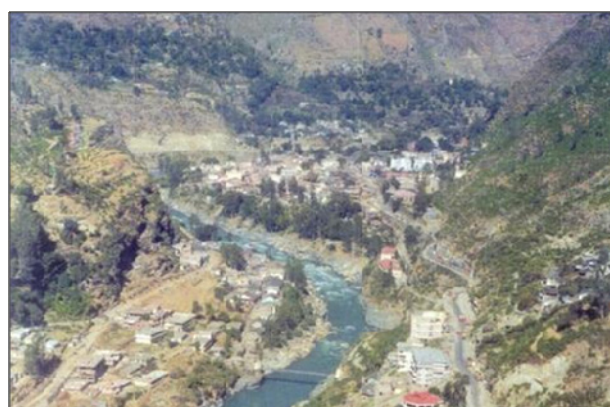


Figure 1: Aerial view of Rampur Town

1.4 The focus of Development Plan is towards Planned and Regulated Development with certain specific and quantified objectives, rational Zoning of various land use; provision and facilitation of infrastructure; preservation of the character of the landscape, areas of natural beauty and interest, renewal of areas in need of regeneration; preservation of heritage and monumental structures; improvement and extension of recreational amenities; location specific development patterns, etc., eventually leading to a sustainable development of the planning area.

1.5 Rampur town is one the rapidly growing town of the Shimla District. Given the location of town in inner Himalayan Region serving rich hinterland, pace of urbanization process is faster as compared to other Class-V towns in the State. As per Census 2011, nearly 10,653 persons reside within the planning area.

1.6 In order to have well planned and regulated development of the area, the Himachal Pradesh Town and Country Planning Act.1977(Act No.12.1977) was enforced vide Notification No. PBW (B&R) B26 (29)86 dated 01.05.1986 to the Rampur Planning Area. The Existing Land Use of this Planning Area was prepared and adopted/frozen vide Notice No. HIM/TP-RPB-DP/87-11305-454, dated 30.03.1987.

CHAPTER – 2

RAMPUR TOWN OVER TIME

2.1 NOMENCLATURE

The legend of Bushahr Dynasty revealed that, this town was founded in the 16th century by Maharaja Ram Singh and setup as capital of Bushahr State. Town has various temples majority of which are dedicated to Lord Shiva showcasing typical hill architecture style of designed sloping slate roofs and continuous rows of windows. In Bushahr State, Rampur town was famous for exchange of goods and services from Tibet to Indian plains. The National level annual fair and festival i.e. *Lavi* and *Fag* are organized in Rampur town.

2.2 LOCATION AND PHYSICAL SETTING

Rampur is located along the left bank of Satluj River on the National Highway No.5, connecting Kaurik in District Kinnaur on one hand and Shimla, Kalka and Chandigarh on the other. Geographically, it is situated at an altitude of 1000 Mts. above Mean Sea Level (MSL), and is located at $31^{\circ} 27'$ North Latitude and $77^{\circ} 41'$ East Longitude. The town is bounded by high mountains cliffs on both sides, running parallel to river Sutlej, and major development has come up along small river terraces of Sarahan-Narkanda and Nirmand-Jalori ranges.

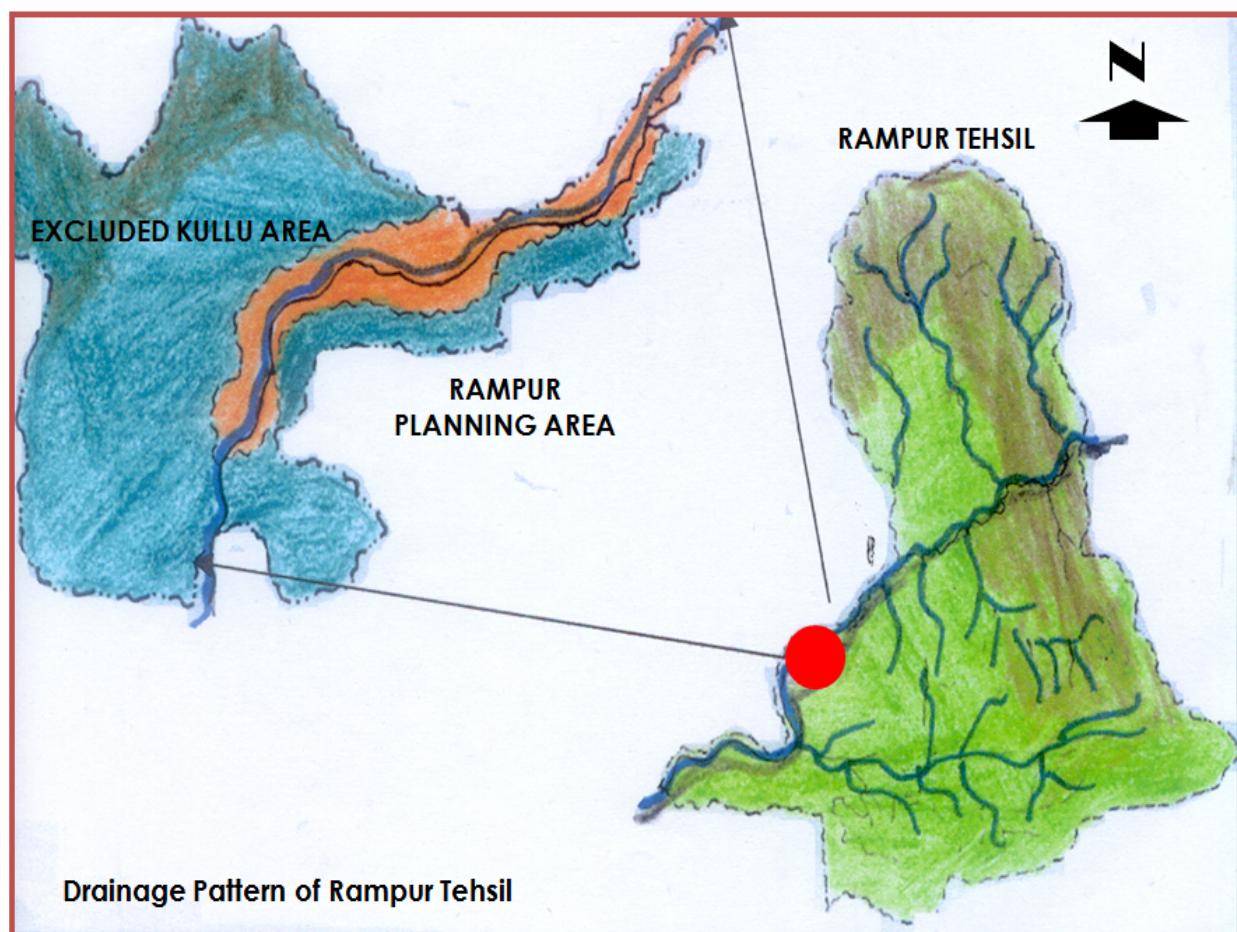


Figure 2: Drainage Pattern of Rampur Tehsil

Rampur town has peculiar geographical setting in a narrow valley and has sub - tropical climatic conditions characterized by hot summer and cold winters. The temperature ranges between 10°C to 41°C. The January is the coldest and June is hottest month of the year. The town enjoys sunshine only for four hours during the winter leading to extremely cold weather. Majority of rainfall occurs during the Monsoon season in the months of July up to September. Snowfall is very rarely experienced at this altitude. Local wind affects micro-weather conditions of the town. The panoramic view of lofty snow clad mountains provides a unique attraction. The lush green majestic deodar forest and meandering serpentine water of river Satluj in deep gorge is highly attractive natural features of Rampur town.

2.3 EVOLUTION

The historic Hindustan-Tibet trade route was well known as '*Pashmina Road*' in earlier period of 16th Century. The *Namgiya Pact* for exchange of goods and trade was accorded between *Raja Kehar Singh* and his Chinese counterpart in respect of Pashmina, dry fruits, horses and jems & jewelry as well as services. The Bushahr chronicles reveals that Raja Kehar Singh, the founder of Bushahr kingdom, ruled from 1639 to 1696 A.D with his headquarters at Saharan in upper Satluj Valley. Later on headquarter was shifted from Saharan to Rampur. In the year 1948, Bushahr State became part of central administration as the Chief Commissioner's province. After reorganization of the States in the year 1971, it was established as Headquarter of Sub- Divisional Tehsil.

2.4 MUNICIPAL COUNCIL

Rampur town enjoys the status of a Municipal Council in Shimla District. It has population of 5,655 with an area of 174.0 Hect. and urban limits extend from Khaneri to Dakolar within 8.5 Kms stretch. About 58.55% of total planning area population is residing within urbanisable limits and remaining 41.45% resides in rural area. Majority of commercial activities are concentrated in M.C. area, which accounts for 85% of the total commercial. Street pattern in M.C. area is linear along river terrace, while width of street is narrow, causing constant congestion and bottlenecks to free movement of resident as well as shoppers. Municipal Council, Rampur is divided into seven wards.

2.5 STATUS OF TOWN

The existing land use of Rampur Town was frozen in 1986 under H.P Town and Country Planning Act 1977 for the planned and regulated development of town as well as the region. The rapid pace of urbanization process and force of consumerism has made town chaotic and haphazard. Constant jams and bottlenecks in town traffic and haphazard uncontrolled commercial activities are prime concerns. Inadequate availability of serviced land is another major concern of Rampur town. With increased car ownership, the majority of community cars are parked along roadsides, which causes inconvenience to free and smooth movement of heavy traffic. The Revised Development Plan 2021 has envisaged the requirements keeping in view the sustainable and comprehensive development of rapidly growing town. Population as well as migration forces in Rampur town are increasing rapidly on each and every spur of town in irregular, uncontrolled and haphazard manner.

CHAPTER – 3

PLANNING AREA

3.1 In order to ensure planned and regulated growth of area, the State Government extended the Himachal Pradesh Town and Country Planning Act, 1977 (Act No 12 of 1977) in Rampur Planning Area vide Notification No. PBW (B&R) B 26 (29) 86 dated 01.05.1986. Subsequently, the Existing Land Use of the Planning Area was prepared and adopted/ frozen vide Notice No. HIM/TP-RPB-DP/87-11305-454, dated 30.05.1987. The Development Plan was prepared and notified vide Notice No. HIM/TP-RPB-DP/87-11628-777 dated 31.03.1987 for inviting objection and suggestions of the public. The objections and suggestions were heard and finally the Development Plan was approved by the State Government vide Notification No. TCP/F(6)-15/95 Shimla, Dated 18.07.1996 the provisions as contained in the Development Plan are in force in the Rampur Planning Area.

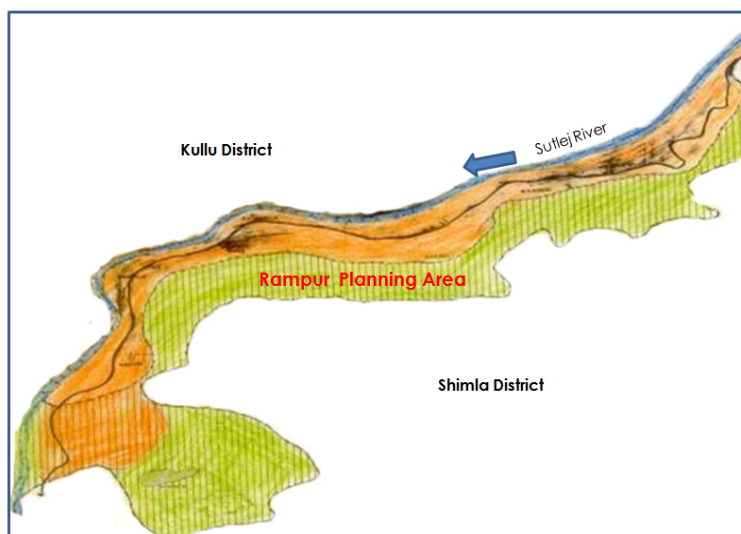


Figure 3: Rampur Planning Area (660.0 Hectares)

3.2 The State Government vide Notification No. TCP-F(10)-1/2008-II Shimla, dated 1.08.2012 has excluded revenue villages of Kullu District, thus, only 660.0 hectares of total area as taken into account for revision and formulation of Development Plan, includes, Municipal Council and revenue villages. The major Planning Area as under:-

North : Pat Bangla and Khaneri Hadbast No.106;
East : Up to boundary of Khaneri Hadbast No. 106, Racholi Hadbast No. 111.
South : Upto boundary of Shingla Hadbast No. 118
West : Rampur and Khaneri Hadbast No. 106 and 115.

The Planning area consist of Rampur M.C. area and adjoining mohals of Racholi, Shingla and Khaneri which constitutes about 6.6 Sq.kms. (660.0 Hect.) including major settlements and their population trends are detailed below in Table 3.1.

Table 3.1: Rampur Planning Area Population Trend

Particular	Hadbast No.	Area (Hect.)	Population Growth Trend			Location
			1991	2001	2011	
M.C	106 & 118	174.0	4534	5653	5655	Rampur Tehsil
Shingla	118	199.0	786	890	1692	
Racholi	111	209.0	492	1315	1414	
Khaneri	106	78.0	522	1038	1892	
Total		660.0	6334	8896	10653	

Source: Census Handbook 1991, 2001 and 2011

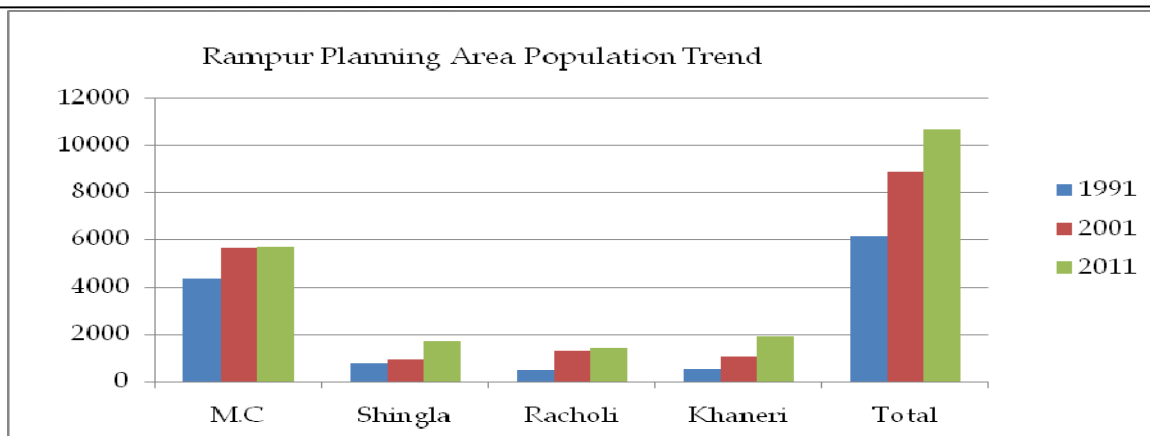


Figure 4: Population growth trends of Planning Area, 1991-2011

Source: Census Handbook 1991, 2001 and 2011

Hinterland of Rampur Teshil is constituted by Anni, Nirmand and Kinnaur and Spiti. Besides dependent population, migrant labour is quite high in town for employment. About 68% of workforce is directly engaged in primary activities. Rampur region has conducive climate conditions for various local crops like wheat, maize, ogla, phaphra, apple, potato, dry fruits and major regional cash fruits.

CHAPTER – 4 REGIONAL SCENARIO

4.1 RAMPUR REGION

Rampur was historically a seat of Bushahr Kingdom-cum-capital of Bushahr State. By virtue of strategic location, a confluence place of River Satluj was halting centre for traders and regional communities. Over time, last remaining glory of town has depleted and forces of consumerism, materialism with urbanization has speed up manifold. In this view, morphology and dimension of townscape has altered, development has come up on river terrace between the parallel hills running along the river as well as National Highway-5. Town plays a pivotal role as regional centre as well as Sub. Divisional H.Q. of Rampur Tehsil as about 10% of total district population is housed in Rampur Tehsil.

4.2 REGIONAL LINKAGES

Rampur town is well connected by roads and air services. Luxury and Govt. coaches, ordinary buses ply to Rampur, Shimla, Chandigarh, Delhi and Kinnaur. Long route bus services connects all parts of the District HQs.

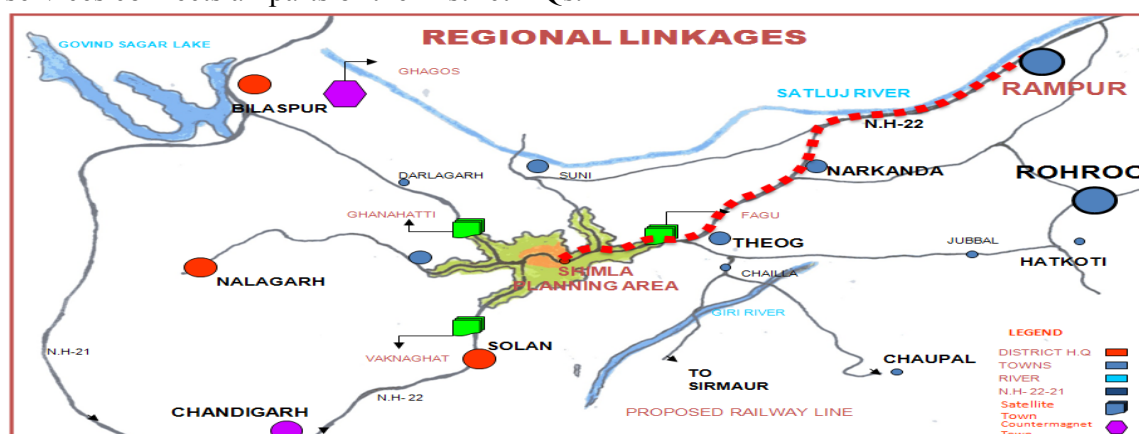


Figure 5: Regional Linkages

Two Air service Helipads exists, one is with in Planning Area at Shinlga and other is located in hinterland at Sarahan. Besides, Army Buses ply to remote regions i.e. Kinnaur and Spiti. Major regional road N.H. -5 cuts throuhg the town, which connects Kaurik in Kinnaur to Shimla, Solan and Chandigarh in plains. Other neighbouring town like Mandi, Karsog, Nirmand and Kullu by Jallori pass are well connected throug major district roads. In addition to this, Northern Railway has proposed to connect it by Trains due to its regional importance and Hydro- electric potential, strategic border area for Army and untapped potential of Tribal heritage and cultural Tourism development.

4.3 REGIONAL RESOURCES

Agriculture and Horticulture are main stay of economy of this region. The geo-climate features of this region are very much congenial for the development of horticulture pursuits, especially the temperate zone fruits. During recent years, the horticulture has become a major concern of economy of this region. A strategic shift from agriculture to horticulture practices in the economic pattern of this region has revolutionized the economic condition of people. This has led to commercialization, industrialization, marketing and urbanization. The production of apple has become single major horticulture produce of the state, which alone covers about 1,03,644 hectaer area as on 2011. The apple production has increased from 1200 tonnes in 1950-51 to 10.08 Lakh tonnes by 2010. During the year 2013-14 apples season about 3.32 Crores Apple boxes were produced in the state. Rampur Tehsil is also famous for potato and peas production. It is anticipated that Rampur Town will continue to serve as a major collection and distribution hub of a vast regional hinterland.

4.4 REGIONAL ATTRACTIONS

In Shimla district Rampur is one of the renowned destination for culture, social and religious activities. Majority of hinterland attraction are Saharan, Shri Khand, wild life Sanctuary and Hot water natural source at Jurri in north of the planning area. South of it Narkanda, Shimla as well as Nimand Anni and Jalori pass is a quite attractive tourist spot.

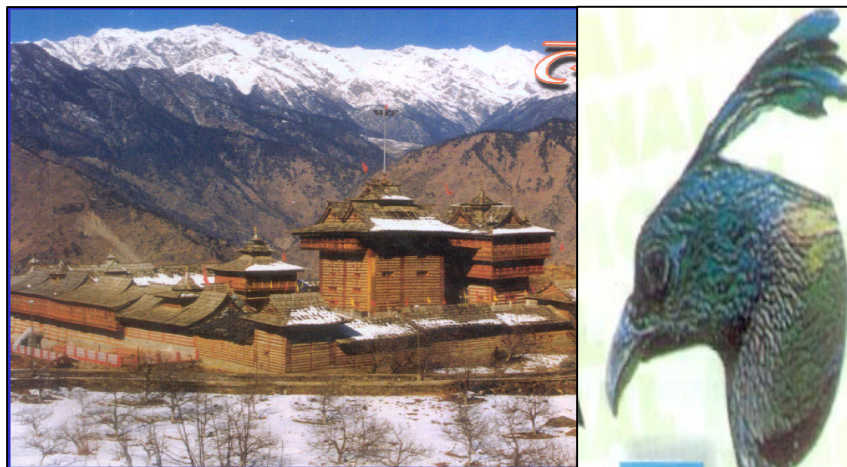


Figure 6: Bhima Kali Temple & Wild Life Sanctuary at Saharan

4.5 REGIONAL IMPERATIVES

Strategies of the Development Plan are being set out in consonance to regional context for sustainable and comprehensive development of the regional growth centers. Emerging growth centers along the National Highway-5 and State Highways is prime concern of today. In order to ensure planned and regulated growth the Development Plan has been envisaged within the framework of spatial planning.

CHAPTER – 5

PHYSICAL CONSIDERATIONS AND ENVIRONMENT

5.1 PHYSICAL CHARACTER AND ITS DETERIORATION

The sloping grounds and many skylines of Rampur Bushahr were famous for its sacrosanct as well as known for religious confluence of the Lord Ram and Shiva, which exposes by the present symbol of Temples. Once these religious monuments were sources of harmony, preserver and village Devta of area concerned. Growing consumerism and urbanisation process depleted the value of landscape, which was maintained by the Bushahr Kingdom, once in the period of 16-17th Century. Most of the traditionally contributing factors such as transhumance, terracing and vernacular architecture are now bounded by the massive concrete residential buildings, destroyed the value of natural landscape.



Majority commanding sites, hill architectural structures developed and maintained by the Bushahr Kingdoms was almost get over and mixed with the force of consumerism in unplanned and haphazard manner. The natural heritage and landscaping preserved by Dynasty was not in consonance of systematic and scientific manner. Even, natural flow of melodious Satluj River went away from intended people and nature lovers due to advent of massive concrete structures along the banks of river.



The fast pace of economic development and tourism potential are leading to a large scale recreational, infrastructure projects and land use changes taking place in absence of adequate measures, in terms of environmental norms like carrying capacity, environmental impact assessment etc. having a direct visible impacts on the eco-fragile landscape of planning area. Infrastructure requirements and the demands of creating new linkages and roads, water, energy etc. is creating pressure over prime land resources.



In this view, disappearance of traditional form of pristine forests, orchards and agriculture land in planning areas are having massive social, economic and ecological repercussions. Increasing population and migrant labours are prime concern, usually occupying a single room by six persons without availability of convenient utilities like urinal, toilets and water supply. Massive housing constructions spreading along steep hill slopes without considering the proper gradients, accessibility and scientific technical assistance is another major concern of the town. The multi-storeyed buildings on hill slopes, with RCC foundations and framed structures have become a common phenomena. Even this type of construction is unsafe for the geological stability of slopes is aesthetically discarded. Thus, micro-climate of town is also changing due to manifold increase of concrete jungle. Encroachments have reached serious proportions and much of the activity pertains to the business establishments. The congestion in Bazaar area is mainly due to such encroachments. Most of the residential buildings are unauthorised constructions in Municipal Council as well as in Planning Area.

5.2 MOUNTING PRESSURE ON LAND RESOURCES

Original structure of town was developed and evolved by the Royal Bushahr Dynasty ruled upto 1824 to 1856 AD; namely by Raja Ram Singh, who was regarded as a founder of the Rampur Bushahr in upper Mahasu District.



Figure 7: Rampur Main Bazaar

Over the time, the size and structure of Town has increased manifold, primarily after constitution of Sub. Divisional Head Quarter of Rampur Tehsil. Resultant pressure over land has increased with its various requirements of infrastructure and basic amenities. The housing stocks, water supply, Traffic & Transportation, sewerage lines, Electricity supply and tourist infrastructure are under severe stress and strain. No single piece of land remained in Town is fully utilized and cater for infrastructure requirements. The immense pressure on land resources has led to degradation of eco- fragile landscapes. Every commanding sites, gorges and flat spurs are by cutting, eroding for constructions, haphazard development, traffic hazards, over concentration in main market areas. Pollution level is very high in terms of vehicular pollution, noise, air, water and inadequate coverage of Green areas around the Town has grossly effect its ecosystem. High rate of construction activity is damaging the natural soil profiles as well as its scenic beauty.

5.3 CLIMATIC VARIATION

Increasing heat in summers, declining quantum of snow in winters, unusual behaviour of monsoon and frequent spells of dry weather the prime climatic concerns. The highest temperature during summer months of the May, June and July goes even more than 40°C. The temperature, how ever goes down even below 10°C during winters. The Town has rare experiences of snow falling in winters.

5.4 GEO- HAZARDS

There is constant environmental and aesthetic degradation. Increased commercial activity, unplanned physical growth and mass influx of rural population have erupted the fragile relationship between the built form and nature. Metamorphosed Himalayan system has Shali series, permo-carboniferous and sedimentary rocks. The upper layer of soil constitutes the mixture of sandy hill soil; depth of soil is very shallow. The type of forest is northern mixed deciduous forest, scattered in patches below Chir Pine (1200m) on the banks streams as well as river Satluj. The recent two decade mass organic growth, on account of establishment of Government Offices, influx of people in Town from hinterlands for employment and urbanisation force, resulted in to

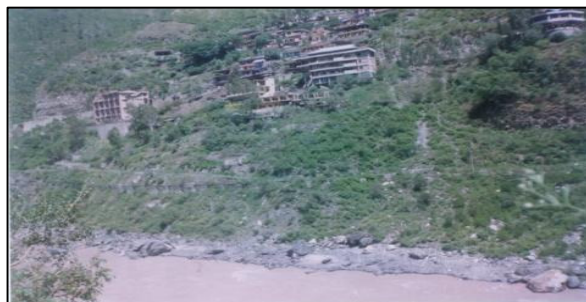


Figure 8: Flood Prone Areas along Satluj

unplanned growth of Town. The residential buildings developed along the river beds are prone to occurring the natural calamities like flood, cloudburst, earthquake. During the year 2000, natural floods washed away nearly 30 houses along both the banks of river Satluj with in the planning area. In this view, development Plan envisaged that residential development along river shall not be allowed to reconstruct at considerable distance from the river beds. Adjoining area of town's physiographic is susceptible to land slide and sinking areas. Two multi-storeyed Government Buildings has been sinked due to geologically lose strata and shallow soil layers nearby the Victoria Bridge namely, Bushahr Sadan and Tar Bhavan. In Jagatkhana area the residential houses are constructed between the cracks and vacuum as well as sliding areas of the spurs without sound technical assistance and plans. It is imperative that, conservative planning measures be adopted for improving the quality of Rampur Town's environment on priority basis.

5.5 TRAFFIC AND TRANSPORTATION CHAOS

Rampur town is situated along the National Highway-5, which connects from Kaurik in Kinnaur to Kalka- Chandigarh plain. Traffic on this road is the busiest in terms of local and regional movement of vehicles whether it is small and heavy traffic like Hydel Projects Machines, Army and loaded Apple trucks. Besides this, Town has substantial number of Taxis, Auto rickshaw and private vehicles, which is usually queued up and parked on Highway, causing maximum accidents due to inadequate space for free movement of vehicles. Thus, smooth traffic movement is being seriously effecting. In spite of this, basic amenities like sewerage which is usually queued up and parked on Highway, causing maximum accidents



Figure 9: NH-5 Passing through Rampur

due to inadequate space for free movement of vehicles. Thus, smooth traffic movement is being seriously effecting. In spite of this, basic amenities like sewerage, drainage and waste disposal is prime concerns. Planning and management of these are essential. Drains along the buildings are open, generating with nuisance smells and untreated sewers disposed of in Satluj river. Major streets in market area are congested and overcrowded and commercial goods and services cannot be provided conveniently by vehicles upto shops. Almost all major and minor streets are connected by a well planned network of interconnecting steps. Majority of vegetable vendors occupies a plenty of space along and on the steps thus causing inconvenience to pedestrian movement. Informal sector is gradually mushrooming and encroaching on roadsides, leading to choking of major access points.

5.6 GREEN COVERS

Beautification of town is dependent over maximising green cover and green buffers interlinking various landuses thus creating a healthy, wealthy and vibrating townscape. Inadequate green covers in Rampur town appears ugly as concrete jungle is dominating its skyline and threatening its fragile environs. Area like Pat-Baunglow, Pipty, Chuhabagh and Khopri has good amount of green cover and have a gamut of plantation, but rapid pace of housing construction is encroaching these green areas also.



Figure 10: NH-5 Rampur

CHAPTER – 6 DEMOGRAPHIC CHARACTER

6.1 POPULATION GROWTH

Rampur Teshil, as per Census 2011, has population of 77,542 persons, which accounts for 9.52% of total District population. In Rampur tehsil about 67,232 persons are rural inhabitant and 10,310 urban. About 13.74% of the total Tehsil level population is accommodated in Rampur Town as well as Planning Area. The population of Planning Area has increased from 8,896 persons in 2001 to 10,653 persons in 2011 at a decadal growth rate of 19.75%. There has been a negligible change in M.C. area population during the same period but Shingla, Khaneri and Dhakolar area has grown rapidly. As per Census 2011, Rampur is classified as 'Class V' category town and regarded as a status of Municipal Council having seven (7) Electoral wards with 1507 households. Total number of households in planning area is about 2877. The decadal population growth variation for Rampur Plannig Area is shown below in Table 6.1.

Table 6.1: Population Growth in Rampur Planning Area, 1961 to 2021

Sr. No.	Year	Population	Decadal Variation	% age of total Planning Area
1	1961	5696	----	---
2	1971	7711	2015	35.38
3	1981	9297	1586	20.57
4	1991	6334	-----	(Kullu area excluded)
5	2001	8896	2562	40.45
6	2011	10653	1757	19.75
7	2021*	13849	3196	30.00

Source: Census Hand Book 1991, 2001 & 2011(* Projections)

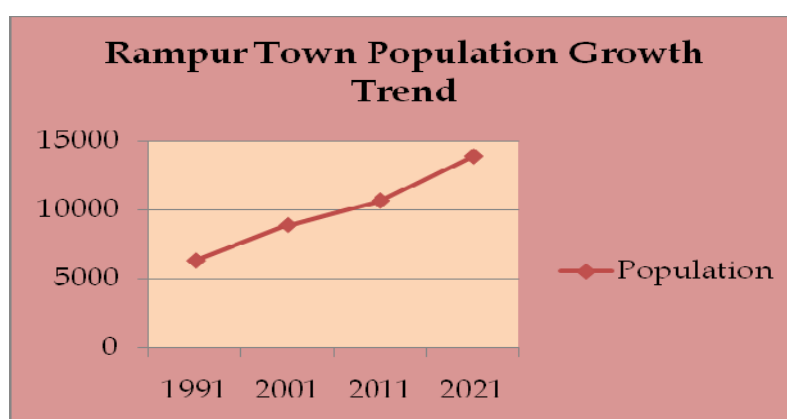


Figure 11: Rampur Town Population Growth Trends

As per estimates, the planning area population is likely to increase from 10,653 in 2011 to about 13,849 persons by the year 2021. Thus, future planning strategies are to be envisaged in accordance to population growth and its changing social environment. Projected population and growth trends is shown in Figure 11.

6.2 DISTRIBUTION OF POPULATION IN PLANNING AREA

The occupied landscape for the built environment is historically famous and time memorial in view of trades, fair-festivals and other socio-cultural activities. Major Bushahry traditional activities are still being organised in front of Padam Palace, like 'Lavi' and 'Fag' fairs. Majority of spatial distribution of population has come up along 8.5 kms. long stretch

between Khaneri to Khopri as well as in extended urbanisable limit up to Dhakolar. Population distribution in town as well as planning area is given below in table 6.2.

Table 6.2: Population Distribution in Planning Area- 2011

Sr. No.	Planning Area	Population	Percentage of total population (%)
1	M.C. Area	5655	53.08
2	Shingla	1692	15.88
3	Racholi	1414	13.27
4	Khaneri	1892	17.76
	Total	10653	100.00

Source: *Census Hand Book, 2011*

As per analysis 53.08% of total planning area population is housed M.C. area and followed by 17.76% in Khaneri, 15.88% in Shingla and remaining 13.27% in Racholi Area.

6.3 AGE AND SEX COMPOSITION IN PLANNING AREA

The comparative figures of age groups for the Town and District reveal close similarity in the percentage distribution among the various age groups. Being a service Town and Sub Divisional HQ, a large number of population in 25 to 58 years age-group dominates as this age group holds employment in various Government and Semi-Government organisations. Sex-ratio composition of the planning area is given below in Table 6.3.

Table 6.3: Sex- Ratio Composition in Planning Area, 2011

Sr. No.	Description	Persons	Male	% Age male	% Age female	Female/ 1000 Male
1	Urban	5655	2973	52.57	47.43	902
2	Rural	4998	2627	52.56	47.44	903
	Total	10653	5600	52.57	47.43	902

Source: *Census Hand Book, 2011*

The sex-ratio of Rampur Planning Area is quite low at 902 as compared to other small towns and the state figure of 972. The sex-ratio in M.C. and other areas, mostly in rural, is almost same. Reason behind a lower or a skewed sex-ratio is that Rampur being a service and administrative town, more males are involved in service sector and in majority of cases their families resides in native places.

6.4 POPULATION CHARACTERISTICS

6.4.1 Household

Household size while related to number of habitable rooms gives an idea about occupancy ratio and the degree of congestion. It has its utmost use in estimating the future housing requirements of the Town according to Census 2011, it is observed that there are about 2,877 households and average household size is about 4 members.

6.4.2 Density Pattern

Density reveals to understand the intensity of the use of urban land, problem of overcrowding arising out of congestion and high occupancy rate, building bulk, adequacy

and inadequacy of household of open space etc. As per survey the Net Density of Rampur town is over 300 persons/Hect. Total area under Town & Country Planning Act, 1977 is 660.0 hectares.

6.4.3 Literacy

As per Census 2011, literacy rate in Rampur town is quite high as 85.27% persons in M.C. are literate. Positive factor in literacy is due to the presence of numerous educational institutions and professional training centres. Literacy among female is marginally lower than male, i.e. 82.59% as against 87.69% literate male. In Rampur planning area the literacy rate is marginally lower at 82.15%. Male literacy is higher at 85.34% as compared to 78.61% females in planning area.

6.4.4 Work force

Being in the category of service town, Rampur M.C. has a population of 5,655 persons as per Census 2011, of which only 1886 are workers. About 1839 workers are main workers and 47 are marginal workers and non workers are about 3769, which is comparatively higher than other workers. It reveals that the dependent population includes a large number of old age persons and small children within planning area.

6.5 REGIONAL URBAN POPULATION IN SHIMLA DISTRICT

In State, Shimla alone enjoys the status of Municipal Corporation with a population of 1,69,578 as per Census 2011. Eight more small Towns, of which three(3) towns have status of Nagar Parishad(Municipal Council) and five(5) towns have status of Nagar Panchayat. Rampur town has status of Municipal Council (Nagar Parishad) consisting of seven electoral wards and is one of the rapidly growing town in Shimla District. Status of regional level urban population is given below in table 6.4.

Table 6.4: Status of Urban Towns in Shimla District

Sr. No.	City/Town	Census Status	Population		
			1991	2001	2011
01	Shimla	Municipal Corporation	110360	142161	169578
02	Chaupal	Nagar Panchayat	1074	1507	1851
03	Jubbal	Nagar Panchayat	1379	1346	1640
04	Kotkhair	Nagar Panchayat	896	1148	1190
05	Narkanda	Nagar Panchayat	687	712	901
06	Rampur	Nagar Parishad	4334	5653	5655
07	Rohru	Nagar Parishad	3366	6606	6875
08	Sunni	Nagar Panchayat	1271	1529	2591
09	Theog	Nagar Parishad	2757	3754	4353
	Total	-----	1,26,124	1,64,416	1,94,634

Source: Census Hand Book 1991, 2001 & 2011

As per Census data from 1991 to 2011, in urban areas the growth of population and urbanisation process is less than lower Himalayan Districts Towns of the State, owing to geographical constraints and limited resources in upper hill areas. The settlement patterns in these areas are more dispersed than in lower part of the State. The growth process in Rampur town hinterland is increasing rapidly and expending mainly along the N.H-5 corridor. Important nodes like Nogly, Duttanagar, Nirth, Bhadrash, Kingle and Kumarsen located towards Shimla in south direction and Jakhari, a place of SJVN at distance of 10 Kms, Jeori and Saharan in the north of the Planning area are growing rapidly to prominence.

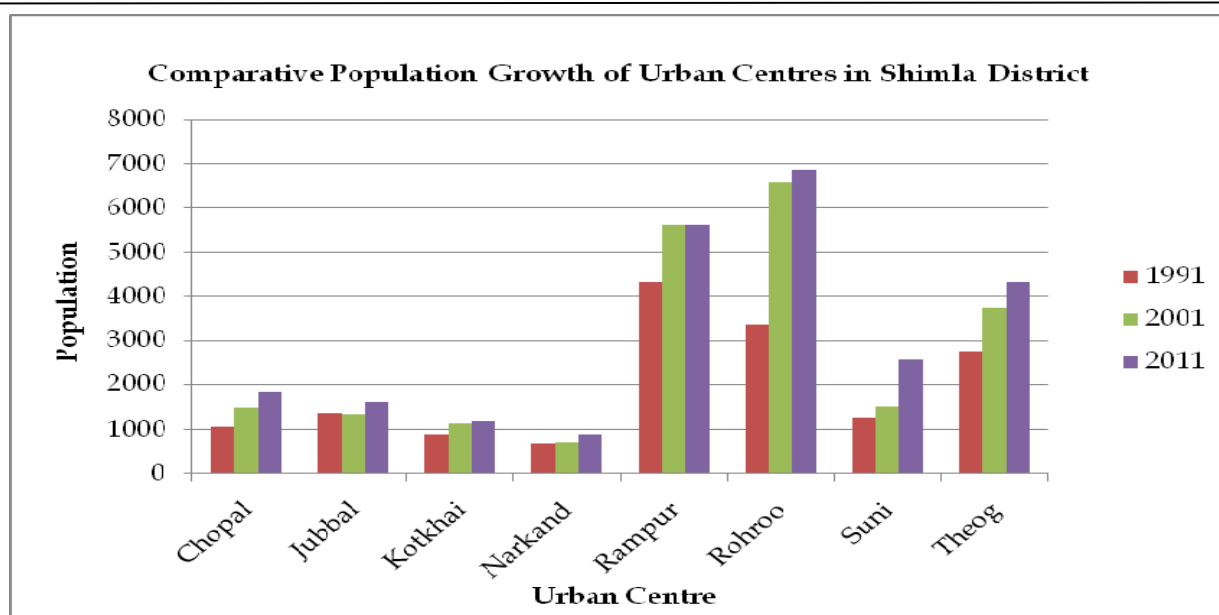


Figure 12: Comparative Population Growth of Urban Centres in Shimla District, 1991-2011

These growth poles are playing a vital role at regional context in terms of economic and social development. It is imperative to note that, this Development Plan has contemplated the impact of these dependent nodes also for a systematic, well planned and sustainable regional development.

6.6 POPULATION PROJECTIONS

From 1961 onward population growth in planning area has grown manifold in terms of demographic characters i.e. household density, sex-ratio and workforce. Based on these indicators, future anticipation has been worked out for the year 2021 with the rate of 30.0% decadal growth and 600 persons are to be estimated as floating population in planning area. Town being located in very strategic area, the influx of floating population may be higher than other towns in Shimla. Thus, growth and development of planning area population shall depend upon collective and individual factors of Demographic characters.

6.7 FACTORS AFFECTING GROWTH RATE

As already noted the increasing trend of birth and decreasing death rate would affect the population projection. Rampur Town's changing socio-economic condition and better health facility is now a major full factor of rural population migration to the Town. If the migration is unchecked no doubt, it will have its effect on the growth of population projected for future vis-à-vis town and its hinterland has huge potential.

6.8 RECAP

Municipal Council as well as planning area population is growing rapidly due to mass influx of regional population in town. The town provides all kinds of regional level facilities and services to its dependent hinterlands. This town doesn't have any satellite towns in its vicinity of planning area. Therefore, majority of houses and population concentration is in main town area. It is imperative, to decongest the central town core area with acceptable density as per norms of hill town.

CHAPTER –7

HOUSING

7.1 SHELTER – THE EXISTING SITUATION

Residential land constitutes a greater share in the land use plan than single other uses. Being a vital aspect of urban residential land use has increased from 21.50 Hect. in 1987 to 37.04 Hect. in 2001-04. Every commanding sites within planning area is already developed for residential houses. Major developed residential areas are namely; Central Town area, Lahasa and Khopri towards Nogli and Pat-Bungalow, Pipty and Khaneri towards Jhakri, along the left bank of river Satluj. Kullu district area, which are excluded now, along right bank of Sutlej River namely; Brow, Jagatkhana and Chatti are also fast developing as residential hub dependent on Rampur town. These localities on the right bank of river are easily accessible by means of road and enjoys a good linkage of other related facilities, services and communication network with the main central town. At present planning area has 2,877 households as per Census 2011, of which 1,507 households are in M.C. area.

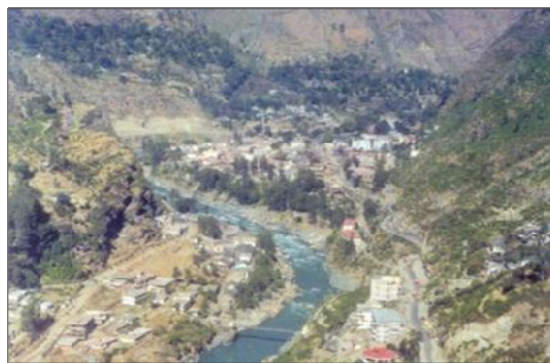


Figure 13: Developed Residential Localities

Town & Country Planning Deptt. has surveyed about 3583 housing structures in the year 2002-03, which includes the building of excluded Kullu area as well. From total surveyed structures, about 2.34% (84) building are under public and semi-public use and 11.94% (427) units are used for commercial activities. About 3070 dwelling units in Rampur and Kullu Area together are used for residential purposes. As per survey, the average family size is 4 persons and tenant to owner ratio is 4:1.

7.2 SECTOR WISE NUMBER OF EXISTING STRUCTURES IN URBANISED AREA

The central Town area is the densely packed mixed kind of residential and commercial buildings, which, as per survey constitutes 16.85% of the total structures in the urban area. Pipty-Khaneri sector has accommodated about 2038 buildings, which accounts for 70.37% of total structures. High percentage structures in this area indicates that the area has long stretch of dispersed localities within 3.5 kms stretch along the N.H.-5. Besides, urbanisable area extends up to Dhakolar, a newly developed residential sector in the planning area. Total number of surveyed buildings is given in table 7.1.



Figure 14: Haphazard Residential Houses in Core Area

Besides, urbanisable area extends up to Dhakolar, a newly developed residential sector in the planning area. Total number of surveyed buildings is given in table 7.1.

Table 7.1: Sector Wise Existing Structures

Sr.No.	Sector	No. of Structures	% age to total
1	Central Town	488	16.85
2	Pipty- Khaneri	2038	70.37
3	Lahasa	246	8.49
4	Dhakolar	124	4.28
	Total	2896	100.00

Source: Town & Country Planning Department Survey 2002-03.

7.2.1 Number of Dwelling Units

Dwelling units are considered number of habitable set in particular building. Major dwelling units and commercial shops are concentrated in central part of Town. In quantitative terms high percentage of habitable units are in Pipty-Khaneri area, which constitutes 70.37% of the total dwelling units and followed by 16.85% in Central Town area. As per analysis, the occupancy rate of the housing is 4 but this is a gross figure. The net occupancy rate would be much higher than the gross as most structures that are multistoried are occupied by two or more tenants.

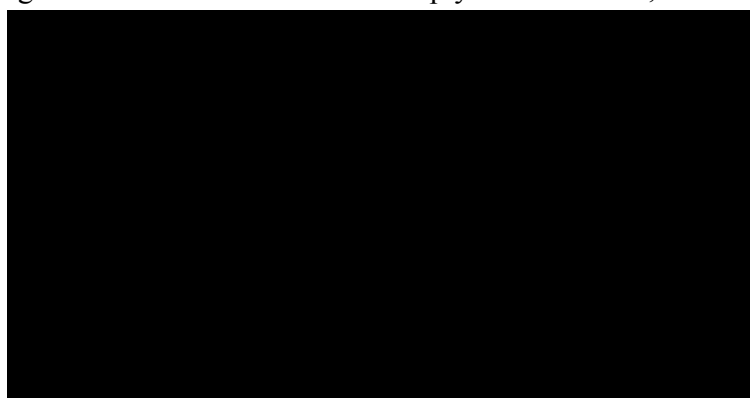


Figure 15: Sector Wise Dwelling Units

7.2.2 Number of Building Storeys in Urban Area

Number of building storeys in Rampur Planning area is ensured accordance to zoning regulation and norms, standards for different uses i.e. residential, commercial and industry etc in earlier Development Plan in view of plot size. As per T.C.P. Deptt. Survey, 2002-03 it reveals that, Ground+2 and Ground+3 structures are higher than others, which account for 45% and 23% respectively. While Ground+1 and Ground+4 is 7% and 5% of the total structure in urbanized area. The figure no. 16 is given below.

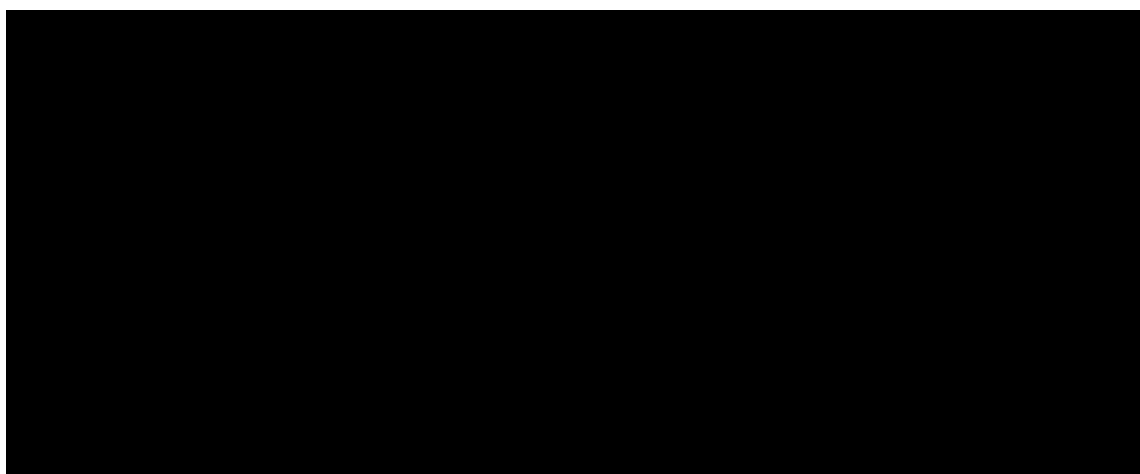


Figure 16: Number of Buildings and storey in Planning Area

Source: Town & Country Planning Dept. Survey 2002-2003.

7.2.3 Number of Kutcha and Pucca Houses in Urban Area

The survey report reveals that 2350 structures, constitutes 67.15% of the total building are Pucca and made in RCC, cement etc. and covered by G.I Sheets. While 1150 structures (32.85%) are Kutcha in the urbanised area. The figure no. 17 gives the comparative share of each type of construction.

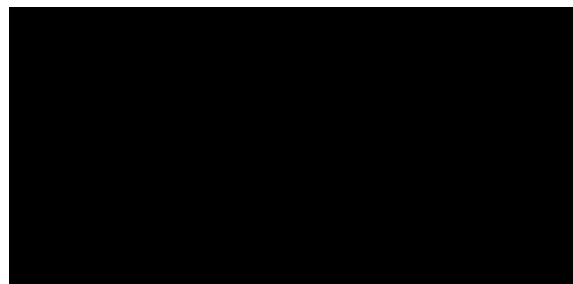


Figure 17: Condition of Buildings

7.3 ARCHITECTURAL BUILDINGS IN RAMPUR BUSHAHR

The buildings in Rampur planning area are ancient, which erected since 1668 AD in architectural and modern neo-style. Most of hill architectural buildings, particularly Bushahry style are in Shish Mahal area. A few of them are dilapidated condition except Padam Palace a masterpiece of town, was made in 1919 AD. At present most of these ancient buildings except Padam Palace is used for the Government Offices and staff quarters like Sub-Divisional Office, Teshil Record room, Police Station, Fire Station and Post and Telegraph Office etc. Varied hill architectural designed structures are given below.



Old Bushahr Legendry House

Tehsil Record Room

Padam Palace

7.4 FACILITIES AND UTILITIES

A requirement of decent house is prime desire of people, while consideration of each related parameters i.e. legal, environment, socio-economic and proper planning, sub-division of land is ignored and violated the TCP Act, 1977. Therefore, proper facilities and utilities like sewerage line, water connections, electricity supply and waste disposal system doesn't match with 20 years before planned and regulated Development Plan's schemes, implemented plan by way of Land Acquisition and Reconstitution Mechanism, which is still not exhausted. Bottlenecks and loophole of previous Development Plan is sorted out in this Plan and future planning strategies are made in accordance to present trends of societal changes and economic development. Most of the residential houses in Planning Area have only septic tanks and are not connected with sewerage lines. Town's sewerage line is concentrated in and around the central parts of Town and a few parts of Khaneri Area.

7.5 PLACING OF RESIDENTIAL HOUSES ON HILL SLOPE

In blind race for housing, most of housing constructions has come up on hill slopes in varied vogue as per convenience to developers, without consideration of ambit environs, geological strata and suitable space. Besides, exploitation of natural resources is under cutting, eroding and fillings in unaesthetic and insensitive way i.e. stepped; pile foundation

is rapidly expanding in the Planning area. The following foundation structure is given below in Figure 18.

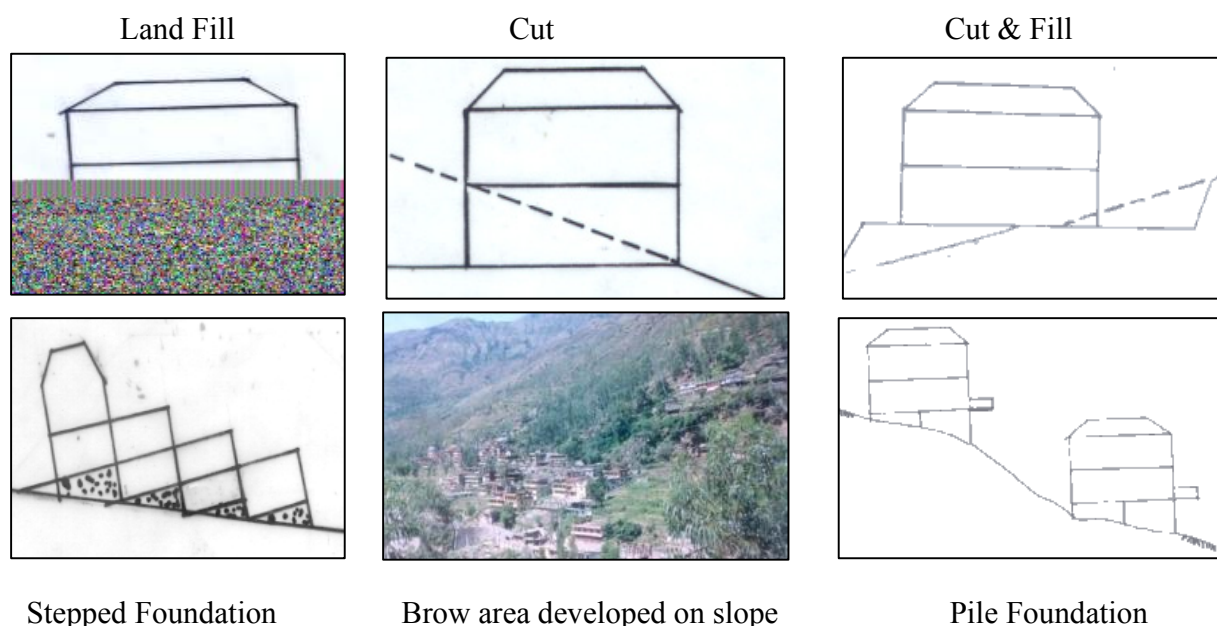


Figure 18: **Various Foundation structures on hill slopes**

7.6 RESIDENTIAL BUILDINGS PLACED ALONG THE SATLUJ RIVER

It is prime concern that residential development has come up along the both banks of river in the mixed form i.e. residential and commercial. Even geologically, the strata of riverbanks are inadequate with solid rocks and substantial carrying capacity. Pace of blind race for housing constructions is

prevented in absence of landscaping, hill architectural landscaping, structural stability and proper layout of sites is being insensitively underway. There is lack of any Riverfront Development in view of scientific assistance and proper River Front Management planning. It is imperative that, either there should be provision of RFMP or Construction should not allow close to the riverbanks. Which is prime concern and prone to natural calamities in unusual monsoon.

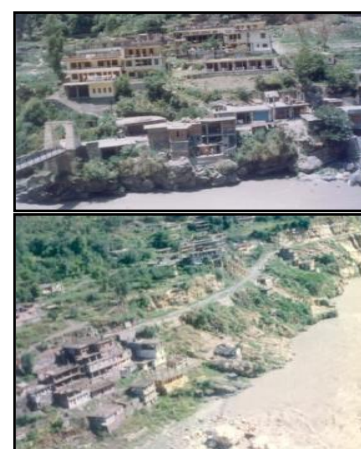


Figure 19: **Flood prone Areas along Satluj River**

7.7 ATTACH FACILITIES AND UTILITIES

Sewerage line, water connections, electricity and waste disposal are not in planned fashion, drains are open along the house. Residential houses have septic tanks and sewerage line still underway in the central town area with a provision of Treatment Plant. As per building condition is concerned 68.40% of structures are old and followed by 31.6% new. Before, 1987 erected building is considered as old category and after that is in new category, which constitutes 68.04% old and 31.6% new respectively. Majority of structures have equipped by G.I. sheets and followed by RCC slab, while traditional roof style is rare. Only Bushahr legendary times houses have equipped with sleet and wooden beams.

7.8 CRITICAL HOUSING SCENARIO

Rampur is witnessing exodus of haphazard and unplanned residential development with the growing materialism and consumerism on one hand and hike in land prices and construction costs on the other. Even the environmental norms and guidelines too are grossly neglecting. Rampant encroachment of vital virgin lands, green cover and steep slopes are endangering inhabitants. A house is a vital element of built environment and most of human pursuits of family and society are performed inside the house, thus it has to be viewed as a planned, functional, secure and aesthetic entity. Due to paucity of developable land an unprecedented haphazard and unauthorized housing on irregular and zig-zag plots has become a major concerns of the town today.



Figure 20: Encroachment on virgin lands on hill slopes

Illegal sub-divisions of land parcels have added fuel to the fire and thereby leading to creation of slums. In addition, the growing presence of unplanned mix of residential house without considering any class i.e. HIG, MIG, LIG and EWS, is a prime concern. Proper circulation and allocation of space for each category of housing is a big challenge in Rampur town. The paucity of suitable developable land is a major reason for unplanned and haphazard development of the town.

7.9 RECAP

Congestion and overcrowding of residential zones is causing unplanned and haphazard growth. Major concern is the growing imbalance between housing demand and supply. On one hand the housing supply is facing an acute shortage while demand is skyrocketing on the other. Also, the paucity of developable land, high construction costs, high rural-urban migration influx are adding to the town woes. This whole scenario is resulting into an insensitive and unethical mass destruction of natural resources in eco-sensitive and fragile area in and around town.

CHAPTER – 8 TRADE AND COMMERCE

8.1 GLIMPSES OF TRADE & COMMERCE

The legendry of Bushahr and ancient monuments reveals that, town was earlier known as a trade and confluence place to Indian and Tibet traders. The 16th century trade articles are yet used for the trading activities in Bushahr valley. By virtue of its location on the NH-5, a traditional route was popularly as '*Pashmina*' road, it flourished as trade center of Pashm wool, dry fruits,



Figure 21: Lavi Fair-16th Century Trading Articles

horses and day to day needs in Himalayan region. Historic '*Lavi Fair*' and '*Fag Fair*' popularly known trade related festivals. A famous trade and peace agreement known as '*Namgiya Pact*' signed between Raja Kehar Singh and his Chinese counterpart.

8.2 MARKET AND FUNCTIONAL AREAS

The commercial forces have increased manifold due to coming up of Sub- Divisional Headquarter essential infrastructure projects, and regional level needs i.e. College, hospital and rest house etc. Besides, Hydel projects i.e. S.J.V.N., Rampur project has added more shopping complex and overflows over town. Rural-urban migration is in climax for employment and economic development. Besides, fruits and dry fruits such as apples, peaches, pears, plums, cherry and walnuts are exported from town as well as the hinterland. Forest produces such as timber, fuelwood and medical herbs are also exported. In addition to these woollen shawls and patties are being exported from the Rampur to other States. Due to huge network of trading activities, numbers of banks have come up in the Town, which caters all kinds of trade related financial matters to surrounding hinterland areas. Major functional areas in town are mini Secretariat, Shish Mahal area has majority of Government offices and Bus Stand area etc. These areas are playing major circulation for Public and crowds gathers. In addition, main market, Shopping Complexes are concentrated in central area of town. Shops in market are not approachable by vehicles with main roads due to scarcity of serviced land and congestion.



Figure 22: Main Bazaar

8.3 SHOPPING COMPLEXES AND WHOLESALE

At present M.C. area has about 148 shops. Majority of ground floor are used for commercial activities and upper storeys as residential in mixed manner, which is dispersed in unplanned and unsystematic manner in each wards. Which consists of retails, small size wholesale seasonal and services Shops. In addition, halwai, tea stall, Dhaba, Hotels, Chemists, Furniture, Foods, Gems-Jewellery, steel fabrication are in town. Besides there are two shopping complex in main market area. While whole sale center in Rampur is inadequate as compared to the other Towns. Most of the Hinterland Marketing products are directly exported to Shimla at Dhalli market, Chandigarh and Delhi. Besides, M.C. has built new shopping centres in northern part of the town, namely at Indra market area with 35 shops for retail and services.

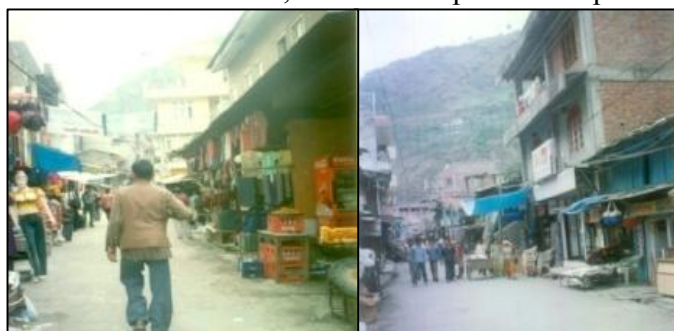


Figure 22: Retail shops and services

8.4 PHYSICAL ASPECTS OF SHOPS

Physical perception of town study reveals that 90% shops have housed in single storey. Only 10% shops are in double storey. Majority of buildings are used for residential cum commercial activities in urban area as well as outer planning area.

8.5 SATLUJ JAL VIDYUT NIGAM PROJECT SITE

It is 1500MW Hydel power project; site is 10 km. away from the town toward the north of Rampur. It is equipped with all kinds of modern facilities. A township is being setup in the project site area for the families of project employees. It is playing a major growth foci role in the hinterland area and depended over Rampur town for many causes.

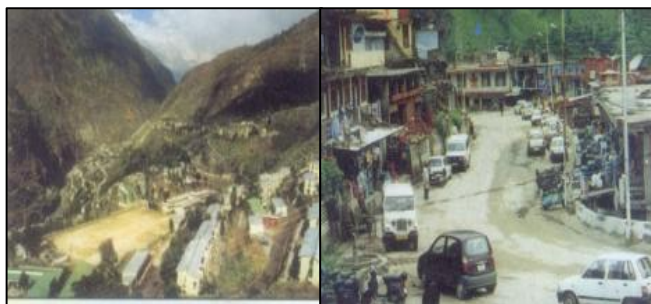


Figure 23: SJVNL Project Township

8.6 ANTICIPATION

It has been observed that, Rampur Town is effectively serving to its local population as well as neighboring Districts i.e. Kinnaur, Spiti and west part of Kullu District, by virtue of strategic location. Town is well connected with Air and Roads facility. Yet town has inadequate with wholesale and warehouse facilities in the vicinity of planning area, which is prerequisite for effective servicing. In order to fulfill requirements the Development Plan 2021 has been envisaged anticipated requirements as per public aspirations and local stakeholders.

8.7 RECAP

Congestion in market area for circulation is main concerns. There is 2.5 m wide street, which is inconvenient to shoppers and pedestrian movements. It is imperative that, future market development is to be properly planed with adequate circulation space and parking facilities. The commercial activities have come up here and there in every nook and corner of town. Haphazard commercial pursuits, an encroachment on the roads intrusion and collision thereof with other activities is playing havoc. Planned and regulated development of commercial pursuits along with their proper location and spatial manifestation including requisite provision of parking, walkways is essential for sustainable development of town.

CHAPTER – 9 TOURISM AND INDUSTRY

9.1 TOURISM SCENARIO AND DEVELOPMENT

The town has endowed with all kind of basic resources for thriving tourism activities, having geographical characteristic, cultural diversity, clean, peace and beauty streams, sacred shrine, historic monuments and friendly hospitable people. In year 2011, nearly 20% of the total tourist arrivals in state were recorded in Shimla District alone. In Rampur tourists arrival is very less as compared to Shimla city. Only pilgrimage and individual trekkers as well as regional tourists visit Rampur. Government of Himachal Pradesh has given priority for tourism and developed appropriate recreational infrastructures.

9.2 TOURISTS IN REGIONAL PERSPECTIVE AND QUANTUM

In Shimla District annual Tourists arrival was about 11.67 lacs in the year 2001. The tourist arrival is high in Shimla city as compared to other towns of the state. Between 2001 and 2011, the tourist arrival has incread from 11.67 lakhs to 29.52 lakhs, with an annual average

growth rate of 9.9%. At current growth rate, the future anticipated tourists arrival is likely to double from 29.5 lacs in 2011 to about 60.0 lacs by year 2021. Details of Shimla district's tourist arrival is given below in table 9.1.

Table 9.1: Shimla District Tourist arrivals growth trend

Sr. No.	Year	Tourists Arrival	Annual Variation	%Age Variation
1	2001	1167085	---	---
2	2002	1255860	88775	7.6
3	2003	1317586	61726	4.9
4	2004	1652626	335040	25.4
5	2005	1822059	169433	10.3
6	2006	2061824	239765	13.2
7	2007	2194785	132961	6.4
8	2008	2174456	-20329	-0.9
9	2009	2284295	109839	5.1
10	2010	2613301	329006	14.4
11	2011	2952437	339136	13.0

Source: Deptt. of Tourism, HP

9.2.1 Seasonal Tourists arrival

Majority of tourist arrival is earmarked in the month of May and June and these months are considered as a peak tourists arrival season in Shimla District. During these month tourist inflow remains high in almost all towns of the district including Rampur. Majority of tourist are newly wedded couples followed by business. Trekking and other category tourists are comparatively less. During winter season, from December to February, the tourist inflow also increase due to snow fall and other adventure activities like skiing etc.

9.2.2 Length of Stay

In regional context, on an average length of stay at their destination or circular round trips is calculated about 7 days on the basis of tourist typology. Majority of tourist typology is in pleasure. Poor arrival of tourists in town is less generation of tourist income as well as employment as compared to other towns.

9.2.3 Zone wise Tourist arrival

Comparatively, for the north zone tourist arrival is more than other zones, followed by western zone i.e. Gujarat and Rajasthan etc.

9.3 STATUS OF TOURISM IN RAMPUR PLANNING AREA

Rampur is 130 km. away from the Shimla city, towards north-eastern part of the district. From tourism point of view, the Bushahr Valley has abundance of natural, traditional and cultural resources. It is endowed with magnificent art, majestic architecture, culture, history, folk music and other rich customs. The town was developed as a strategic confluence centre for traders, transaction point for tourists and as an important service town for hinterland commuters. At present, town is equipped with various Restaurant, 22 Guest



Figure 24: HPTDC Bushahr Regency

Houses/Hotels and 2 Dharamshalas, with a total bed capacity of 585, which caters effectively for in-flow and out-flow of tourists. In addition, HPTDC has developed Bushahr Regency along with a Cafe at Khopri, 0.5 km. away from town centre on NH-5 .

9.3.1 Number of Tourist arrival in Rampur Town

As per tourist survey, on an average 60-65 tourist arrives in town every day, of which 5 are foreigner tourists. The first quarter of the year tourist arrival is slightly in decreasing quantum. Majority of Tourist arrival is during peak summer season in May and June. Most of the tourist arrival category is pilgrims, adventures and local hinterland commuters. While commuters from Indian plain in age group of 20-35 years are negligible. Researchers, nature lovers and single trekkers occasionally visit for the study of town's Landmark historic features etc. Their average length of stay at destination or round trips is 2-3 days.



Figure 25: HP Tourism Bus on way to Sarahan

9.4 LOCAL TOURIST ATTRACTIONS

(i) Natural attractions

The River Satluj is considered one of the longest river valley in the State has 10 km. stretch within Rampur Planning area. It has been characterized by the river meandering, lagoons, bird fan deltas, beautiful drainage pattern and small piedmonts at various places. Besides, silence sound whispering, cold valley breeze and small size of boulder, bushes along the beds of river has a unique hilly attractions. River is quite suitable for river rafting.



Figure 26: Rafting in River Satluj

(ii) Padam Palace

It was constructed and designed, during the period of Raja Padam Singh in 1919; finished its complete masonry works in the year 1925. It boosts the learning place for the professional artist, architect, Town Planners and Historians. Physical aspect of building and aesthetics with use material dictates prosperity, rich cultural and heritage of the Bushahr Valley. In front of the Palace is a beautiful lawn and fountain, which shows the royal taste and pleasures of Bushahr kings. Right side of Palace is 'Muchkandi' used by Bushahr kings as entertainment place, during the annual fair and festivals. Nearby it is placed a 'Rajgaddi' below Peeple tree, which is unique wooden house.



Figure 27: Padam Palace- Landmark Historic Building

(iii) Temples

Temple namely; Satyanarayan, Raghunath, Gufha Temple, Aydoyanath, Purohit and Buddhist Gompha are very unique and famous in terms of cultural, historic and architectural point of view. Each monument is framed in different hill style with skill design. Majority of

these monuments are located within the town and its periphery. To conserve these antiquities are prime concern and a renewal plan is required for their sustainability.



9.5 REGIONAL TOURIST ATTRACTIONS

(i) Maa Bhima Kali Temple

The place with immense natural beauty architecture is the seat of Maa Bhima Kali the Deity which is visited by devotees with high reverence. Saharan has a spectacular setting. Far below in the valley and mile away is the Rakshasha Tal literally 'Lake of demons' a lake of the sacred Mansarovar in Tibet. Across left the snow covered peak of Shrikhand and other Mountains form a natural wall between the valley of Satluj and Beas. The dense forest, orchards and small streams

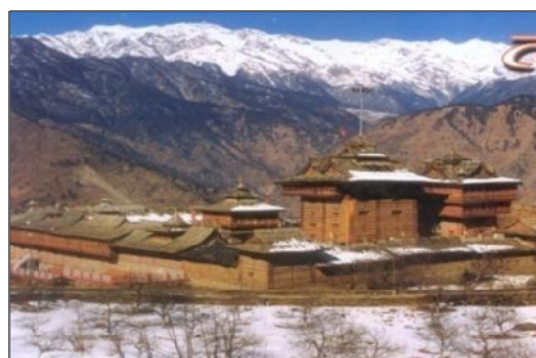


Figure 28: Maa Bhima Kali Temple at Sarahan

bound the place. Maa Bhima Kali temple is a very famous temple. With horizontally placed interlocking wooden beams that incase finely dressed stone, the outer wall of the temple complex hold roughly an acre of building and courtyards.

(ii) Shri Khand

Shri Khand is located in the North -West of Town and about 90 km. away from the Rampur Town, is unique in its site and situation. It is situated at an altitude of 5425 m from MSL. The rock which stands is highly holy for the devotees. It is known as symbol of God Shiva and 'Amar Nath Gufa' in the State. It is ultimate place for trekkers and rock climbers. (5425 m Shri Khand)



Figure 29: Shri Khand- 5425mts.

(iii) Wild Life & Bird Sanctuary

The Sanctuary is abound by dense variety of forest spices and situated at an altitude of 15000 ft. above MSL, comprises of many bird species i.e. *Jajurana*-the State bird, *Goral*, *Monal*, *Snow Pigeon*, *Lalpara* and *Shai* etc. Deptt. Of Forest has provided proper sheltered and reproductive system and planned nest provision for its fertility.

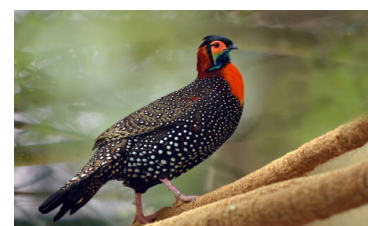


Figure 30: Jajurana

(iv) Hot water Spring at Jeori

A confluence place with localities of Kinnaur's, Spitians and Mahsus, is a browsing growth foci in Bushahr valley. It is 25 Kms. away from Rampur Town. Spring of hot water, was explored by the almighty Bhim to his mother for bath with hot water. At present Tourism Department has maintained with proper shelter for bath, but quantum of hot water is decreasing due to decreasing ground water.

(v) Satluj Jal Vidhyut Nigam (SJVN)

1500 MW Hydro Electricity power project at Jakhari is 10 km away from Rampur Town. It is first kind of underground and eco-friendly project in Asia. Dam has been constituted at Nathpa village and 480 cumecs of water through 4 no's of power intake. It is first kind of longest tunnel with deepest Surge Shaft 301 m. It is equipped with six generating units and each has capacity of 250-MW capacity.

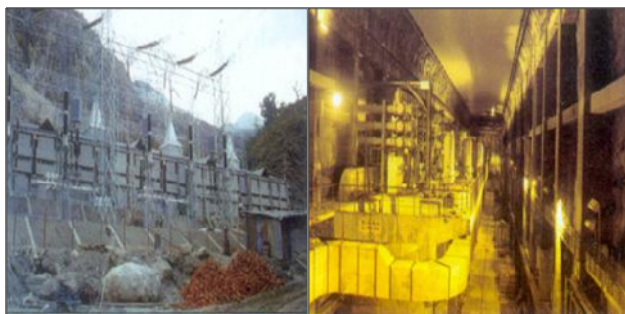


Figure 31: 1500MW Nathpa Jhakri Project

9.6 ECO-TOURISM POTENTIAL AND PROSPECTS IN RAMPUR PLANNING AREA

Eco-tourism is an approach that create a variety of quality tourism products and services that environmentally viable, socially and psychologically acceptable. The planning area of Rampur Bushahr is endowed with natural, cultural and historical resources. Historically Rampur Bushahr was well known for legendary Bushahr Kings; their rich custom, heritage and other social activities in view of trade with Tibet and Indian Plains and exchanges of articles. Culturally, it has sound tradition and cultural rituals i.e. Village Devta, particularly Bushahr Dresses/ ornaments may have great impact on the eco-tourism as well as growth of economy. Adjoining hinterlands like Nogli, Duttnagar and Kingle have potential for tourism activities. Environmentally, Bushahr region have ecologically very fragile, it has endowed with rich variety of natural resources, growth of economic development and houses for wild life.



Figure 32: Satluj Valley Tourist Circuit

9.6.1 Potential Sites to Promote Eco-tourism Activities

About 15 km. stretch of River Satluj with in planning area is suitable for tourism development especially for River Rafting and other adventurous activities. Surrounding sites endowed with panoramic view like valleys, gorges, ridges and spurs etc. are suitable for tourism activities.



Figure 34: Regional Trekking Routes beyond Rampur

(i) Eco-lodges

Eco-lodges, trees houses etc. should be proposed within the designed forests and gardens in vicinity of the town.

(ii) Forest based recreation

Forest based recreation such as trekking, picnic, campgrounds etc. needs to be proposed in potential areas. The existing horticultural gardens and orchards needs to be opened to public with necessary and limited access for picnic and camping activities in designated zones only.

(iii) Heritage Restaurant-cum-Hotels

It has been proposed to develop heritage restaurants cum hotels within the ambience of local culture and community tradition. For it private entrepreneurs should be involved for effective development and implementation.

(iv) Artisans Village-cum-Vocational Training centre

For promoting local handicrafts, handloom and other allied products and functions, talented artisans from all over region should be afforded opportunities to perform. Besides, a cultural centre has to be developed to perform and preserve the slowly dying regional folk dances and music and other cultural manifestations of the region.

(v) Botanical garden and Orchid Sanctuary

The high altitude of region is favourable for development of Botanical gardens and orchards with varied flora and fauna. This aspect needs to be given consideration.

(vi) Package Tours

Shimla city is the most popular destination of tourists in the State. Therefore, Travel and Tour operators have vital opportunities to conduct package tours to numerous destinations i.e. Rohru, Hatkoti, Narkanda, Hattu Peak, Rampur, Sarahan and other towns of upper Shimla for strengthening the regional tourist network and economy.

(vii) Film Studio

An art film studio can be developed to tap the natural setting of hill, and other elements of natural beauty, especially of Chanshal valley.

This development has been envisaged all tourism potential spots for tourism development in Rampur Planning area. A few gamut of tourism development activities have been in sorted out in town as well as in planning area with respect to its local topography. Rampur is ecologically very sensitive, thereby development of tourism related infrastructure shall be in consonance of its environs as well as planned way.

CHAPTER – 10

BUILT HERITAGE AND CONSERVATION

10.1 HERITAGE AND CONSERVATION

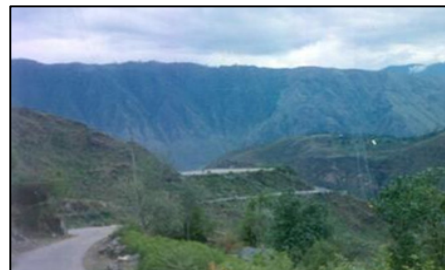
Rampur Town has been endowed with rich antiquities; consisting of temples, palace, stylist building of high aesthetics value and beautiful green space known as '*Rajdarbar Ground*' have long history with a thoughtful attempt of far sighted rulers of the Bushahr state. Majority of these ancient monuments are placed below and above the NH-5 along the parallel hill terrain. Simultaneously, temples like Satya Narayan, Purohit, Shiva, Ayodyanath and Budhist Gompha are placed in semi circular way up to Burial ground. This semi-circular path was traditionally known as ceremonial path, which starts from Ragunath Temple to the Grab yard ground in hierarchical fashion from upper society to lower. However, these landmarks have strong potential to attract tourism in town. Therefore, in order to safeguard the character and sanctity of various historical landmarks is prime

concerns. Besides, it is imperative to restore the lost glory and prestige of the urban design pattern of the town and improve the visual impression along with functional quality of the town.

10.2 NATURAL AND BUILT HERITAGE

I. Natural Heritage

By virtue of its location at strategic place, it has unique natural attractions, endowed with mighty Satluj River; geographical features i.e. drainage pattern, and diverse vegetations etc. Beautiful gorge, spurs streams and different characteristic rocks have owned aesthetics value and need to be envisaged them for tourism purpose in the Development Plan for tourist attraction.



II. Built Heritage

Prominent landmark features among the built heritage are below:

(i) Ragunath Temple

It was made in local hill architecture and one of the oldest temples and modified during the construction of Padam Palace in 1914 by the help of Tikka Ragunath. Inside the temple is housed with a Maa Bhima Kali and Handibir statues. It was first temple where any social and cultural activities or ceremonial steps start and end at burial ground. It is placed in old settlement area made by local stone, woods and fenced with wooden batten. This temple is known as 'Chowbacha' which means that 'Gram Deveta' fulfills the desires of any Childs wishes.



(ii) Padam Palace

It is a model for unique hill architecture and Shilpa art built by Maharaja Padam Singh. The construction works was started in 1919 during the 2nd world war and completed after six-year massive hardworking in 1925. It has unique hill architecture with magnificent elements. Ultimate site and situation is bounded by parallel hill terrain and Peeple trees. Foundations and ground floor has been constructed



by stone with pulse pest for its structure stability and first floor is made of curbed wooden windows. The roofs with dormers and facades reveal hill aesthetic and past glory. The gland characteristics of masterpiece attracts the professional and learners to know the past glory and royal test.

(iii) Buddhist Gompha/Monastery

A stuppa shaped in Japanse Gompha style monastery exist nearby to the main Bus stand. This Gompha is equipped with multi number of Buddhist religious books/ Pothys

i.e. 108 Kangyur, Dhumgyur and 16 pothys. Besides a Dharam Chakar and Buddha statue, it also houses in shelf with beautiful wall paintings. These elements reveal that this place was also under influence of Tibetan art and architecture.

(iv) Purohith Temple

It was made in 1800 A.D and the oldest among the temples was constructed by Haridutt Purohit in name of his father. It is situated amidst the town designed in unique hill architecture and Naggar style with typical northern Indo- Aryan temple shaped.



(v) Ayodyanath Temple

Ayodyanath temple was established by Maharaja Udai Singh during his ruling period in 1824-1856. The temple is evolved by highly skilled hill architecture and Naggar style. The roof and walls are designed in accordance to concerned area climate with small door size entrance and fenced with particular size of stone and woods. Flooring is paved with blue and white colour stones and cement works.



(vi) Gufha Mandhir

Situated along with the mighty river Satluj in form of cave shape, which has a unique identity in its architecture and masonry work. In side temple is housed with 2 ft. Ragunath, Sita and Laxman statues. The cave is well known as Janki Bhai Gufha. It was established in 1900 A.D, designed in Shilpa and Kast art models.

(vii) Satya Narayan Temple

It is one of the beautiful among the temples, painted with modern multi-colours. It was constructed during the Bushahr legendry by the Maha Raja Padam Singh in 1926 with the help of businessman from the Ambala. Inside the temple is housed a 6 ft. God Satyanaran statue. Walls are decorated with the God

Ganesha, Gopala and other kinds of Lord Ram's toys etc. Top conical shaped roof is painted with multicolor mirrors. Presently, a trust from the businessman have maintained its restoration and conservation works in view of preserving the past glory and prestige of temple.



10.3 SOCIO- CULTURAL SPACE

(i) Padam Palace Lawn

Main social gathering space, in front of Padam Palace has beautiful lawn, famous for organized fairs and festival i.e. Lavi, Fag and other religious fairs. Amidst of lawn placed fountain and around the lawn trees are planted fenced with iron grills. North of lawn is placed 'Muchkandi' famous of entertainment place for Bushahr kings during Fag fairs. Below the people tree 'Raj Tilak' is constructed and has unique house made by wood as well as stone with typical hill windows and conical slanting roof.



(ii) Street Pattern

Rampur town landscape is a river terrace and part of flood plain; settlement pattern is placed in hierarchical way, higher society generally occupied upper part of terrace, lower categories. Approach with main bazaar to road is in form of terrace and step paved with red stone. Bazaar area circulation is congested street width is nearly 2.5 mtrs which causes nuisance to residents and shoppers for free movement. Shops are placed in linear manner.

**(iii) Baoulies and Well**

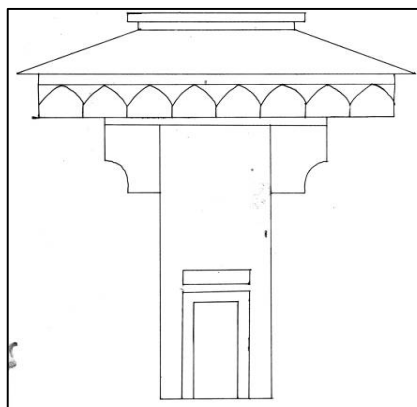
Many of the springs were converted in to Baoulies by the residents. Town has an older Baouly along the river; nearby it is a temple made by the residents. Baouly caters potable water to town residents. There is no any waterfall and small streams. For potable water, town residents have public as well as private taps. Besides, I&PH Dept. has provided water hand pump to each locality.

**10.4 MAJOR HERITAGE LANDMARKS IN RAMPUR TOWN**

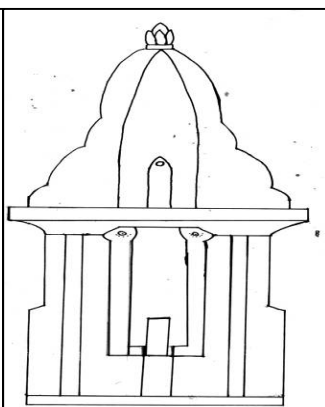
1. Padam Palace
2. Buddhist Gompha (Monasrty)
3. Pat- Bungalow
4. Record Room
5. Duglus Bungalow
6. Victoria Bridge
7. Kachari (S.D.M. Office)
8. Police Station & Fire
9. Satyanarayan Temple
10. Purohit temple
11. Gupfa Temple
12. Ragunath Temple
13. Ayodhyanath Temple

10.1 Type of Temples

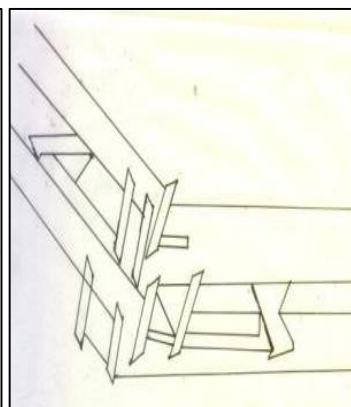
Types of Bushahary Temples:



Pent roofed temple



Pagoda Temple



Arrangement of wood and stone in wall construction

10.5 ARCHITECTURAL ELEMENTS

The town is equipped with three principal kinds of temple i.e. Naggar style, Pent roofed and Pagoda style, which has unique hill architecture and sound character. Major facades, door, dormer and windows have different from each other and unique architectural design. Majority of temple doors, windows are placed toward the sunny side for its pleasing effects. Ground floor equipped with white and blue stone marbles paved with cement mortar. Bricks & Stone are used for Beam and lintels in temple. Inside the temple is dark and small, chamber where slates are placed, a cell to house the image of the God known as 'Garbhagriha' and small hall in front for worshippers. Walls are decorated with different feature and aesthetic values, plinth with four pillars probably square from base to top, without capitals, slightly projected eaves and roofs. Pillars are square, octagonal and circular form. The following doors, dormers facades and roofs are below.

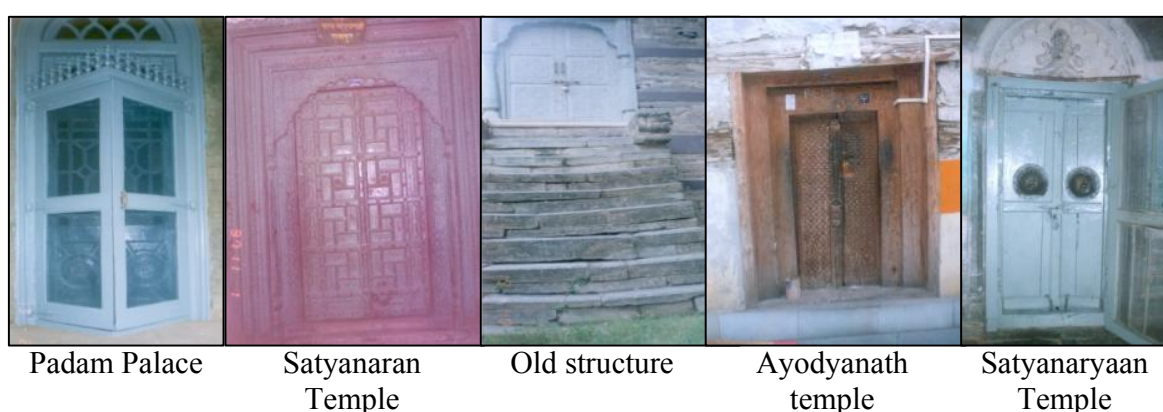
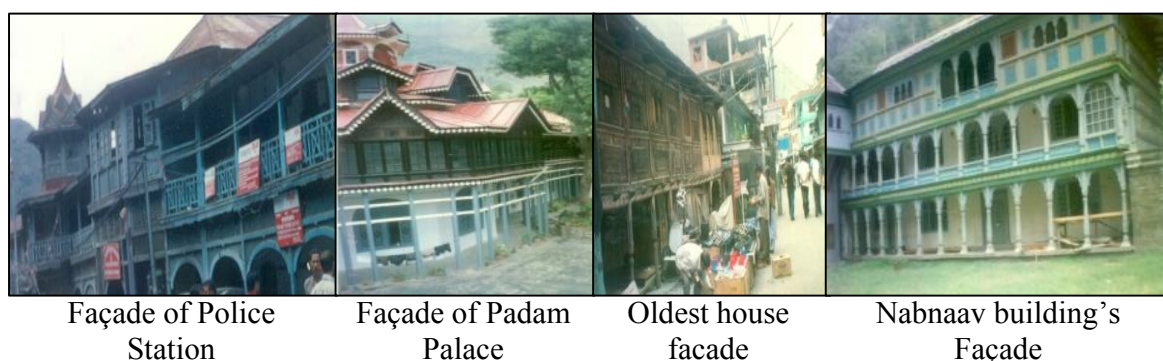


Figure 34: Types of Various Architectural Elements



10.6 STATUS AND ISSUES IN HERITAGE & MONUMENTS CONSERVATION

In view of critical appraisal and functional provisions with respect to these antiques certain issues and measures to be enable for conservation of monuments. It is, therefore, imperative that in order to preserve the glory of past is today's prime concern. Certain points observed are below.

- (i) Lack of awareness among local people and poor role of local body i.e. NGO etc.
- (ii) No active Heritage Committee and Town Welfare Association.

Remedial measures for Heritage Landmarks

- (i) Restore or enhance the visual impact of the monuments and their symbolic values,
- (ii) Rationalized the use of historic building and available land,
- (iii) To reduce growing pressure along the monuments,
- (iv) Preparation of conservation Plan and report of the Heritage monuments with mohallas, location etc.
- (v) Heritage Conservation detail study need to be monument level, Heritage zone level and Town level.
- (vi) Stringent Heritage byelaws need to be framed with respect to Town Planning Act.1977.

CHAPTER – 11

FACILITIES AND SERVICES

11.1 GLIMPSES OF FACILITY AND SERVICES

Rampur town serves the head quarter of the Sub Division Tehsil. It is equipped with a College, High school, Hospital, Rest house, Post and Telegraph Office and Police Station etc. At present Planning area has a population of 10,653 and is one of the fastest growing towns in Shimla District. Town is equipped with all sorts of facilities and services and caters to hinterland of Kinnaur district as well as regional dependent population.

11.2 EDUCATIONAL FACILITIES

11.2.1 Colleges

The college with 3200 student is placed in north of the town at Pat- Bungalow area along the left side of River Satluj, amidst the trees below the NH-5 . This College was established in 1959 for the streams of Arts, Commerce and Sciences. In college 43.75% male and 56.25% female student are in the various streams. There is 55 lecturer and each lecturer caters to 58 students, where as occupancy per room is by 134 students. It reveals that, there is a shortage of accommodation or reading room. The College is equipped with modern

amenities i.e. Lab. Computer Cell and Library. College has facility of hostels for 70 boys and 170 girls within the campus at panoramic view area. Majority of student come from the surrounding hinterland and far-flung areas. Besides, College has a playground, auditorium, student centre and other playgrounds

11.2.2 Schools

Presently, there are three Govt. Sen. Sec. Schools. Two Schools are placed in the core area of town at walkable distance within the Municipal limits. The oldest school, which was established in 1909 and upgraded as Sen. Sec School in 1989 is abutting with NH-5 and equipped with modern amenities. In addition, there is one high school, seven Primary School, DAV school and other Convent school. Total number of school is 15.

Table 11.1: Total Number of Schools

Sr. No.	Particular	No. of Schools
1	Sen. Sr. Schools	3
2	High Schools	1
3	Middle Schools	-
4	Primary Schools	7
5	Nursery /Convent schools	4
	Total	15

e: Town & Country Planning Survey

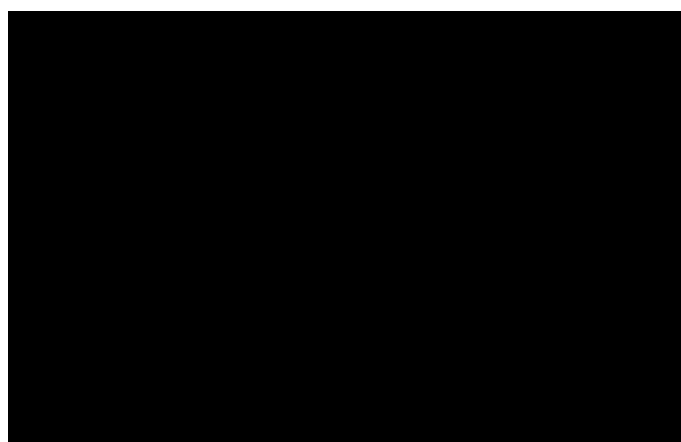


Figure 35: Govt. and Private Schools

11.2.3 Student Sex Ratio

There is variation in sex ratio, 47.33 % students are male followed by 52.67 % female students in schools. Besides, ratio in student teacher is ranging one teacher cater to 39 students and 26 students occupy one room i.e. one student has an area of 2 sqm. in class room.

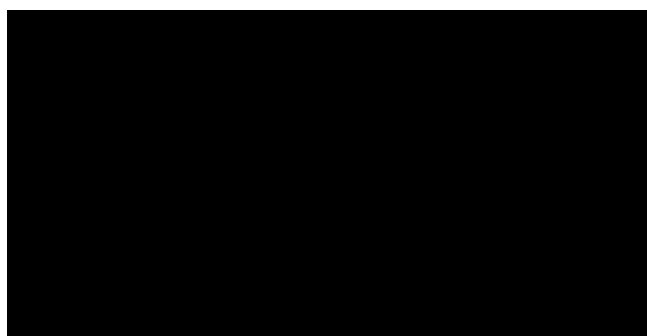


Figure 36: Student Sex Ratio

11.3 AVAILABILITY OF ESSENTIAL AMENITIES

Of which 10% of schools have equipped with the modern amenities i.e. Computer, Lab and Library. Those away from main centre of town are inadequate with such facilities. Generally these are Government Primary and Middle schools. No any schools have hostel facility. Playgrounds and other facilities are inadequate due to paucity of urban serviced land.

Table 11.2: Essential amenities

Particular	Computer		Laboratory		Play ground	
	Yes	No.	Yes	No	Yes	No
Schools	33.33%	66.66 %	13.35%	86.65 %	53.33 %	46.66 %

Source: *Town & Country Planning Survey 2004*

11.3.1 Condition of School Buildings

As per infrastructure is concerned 60% schools are newly built structure, while 40% of schools are in fair condition. Majority of schools are made by RCC and covered by GI sheets.

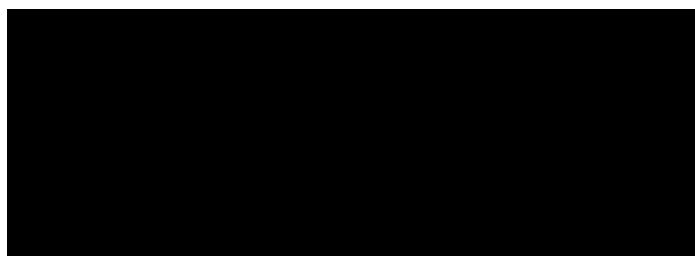


Figure 37: Condition of School Buildings

11.4 HEALTH FACILITIES

There is a well equipped hospital at distance of 5 km. from main town placed at Khaneri in a panoramic view area on commanding site. This caters to the regional level for far off tribal areas i.e. Spiti and Kinnaur District. The Five storey hospital is equipped with 200 beds and per day patient arrival is 316. In all about 29 doctors are available in hospital including a few specialists as well. On an average, bed occupancy ratio is one bed by two patients and one doctor caters to ten patients. Besides, there are four numbers of private practitioners/clinics functioning in Town.



Figure 38: M. Gandhi Hospital Complex at Khaneri

11.5 BANKS

In pace of growing commercial activities town has all type of Nationalized Banks for various financial transactions and these banks also cater to hinterland as well as regional businessmen, housing loan, education and other business related matters.

11.6 OTHER ESSENTIAL FACILITIES

Town has well equipped modern fire fighting station, police force, Post, Telegraph and Communication facilities. Most of the Govt., Semi Govt. offices and educational institutions do not have fully equipped basic amenities in terms of sewerage connection, garbage disposal site and canteen etc. Even schools are lacking by hostel facilities, which is prime

concern of today. Parking is major issue in town, no single office has parking, private and public vehicles are parked on roadsides, causing nuisance to free movement of traffic. No offices have any canteen facility. Therefore, development plan has been envisaged anticipated requirements in the year 2021 in order to comprehensive socio- economic development in the planning area as well as regional level.

11.7 RECAP

In order to cater for requirements and smooth development of the town, facilities like schools, primary health centre and professional training centre as Poly Technique etc. are urgently required for mass influx of rural migration in to town. Existing facilities and services are compatible to cater planning area population as well as regional level. In order to fulfill requirements i.e. facilities utilities and services, space for these proposals have been proposed on private as well as Government land through '*Land Pooling Mechanism*'.

CHAPTER -12 GOVERNMENT OFFICES AND INSTITUTIONS

Rampur town has developed on Ambala-Kaurik, National Highway-5. It was cherished as Sub Divisional Headquarter after reorganization of Shimla District in 1972. Therefore, various Government offices have come up for various developmental activities. At present, 55 Govt. and Semi Govt. Offices has been surveyed by the Town & Country Planning Deptt., of which 20 offices are in private sector and functioning in private rental buildings. Town's landmark masterpiece houses of Police, Fire and Telegraph Office in heart of Town.



Figure 39: Town's Landmark masterpiece houses of Police, Fire & Telegraph Office

12.1 SPATIAL DISTRIBUTION OF OFFICES

Out of total 660.00 Hect. Planning area, around 402.77 (61.02%) Hect. land area has been earmarked as urbanisable area in the left bank of Satluj river on the National Highway-5. Offices are spatially distributed and scattered within the 10 km stretch from Khaneri in north to Nirmand Bridge in South. Use of urban land is in mixed manner i.e. residential, commercial, Facility and Services uses. Majority of office complexes with spatial distribution are as below in table Combined Office Complex in centre



Figure 40: Combined Office Complex

Table 12.1: Spatial distribution of office complexes

Sr. No.	Location	No. of office	% age
1.	Shish Mahal	12	21.82
2.	Central Town Combined office	20	36.36
3.	Pat- Bungalow	10	18.18

4.	Khopri	8	14.56
5.	Other Area	5	9.09
	Total	55	100

Source: *Town & Country Planning Survey 2004*

As per survey, highest numbers of Government and Semi Govt. offices are located in central part of town or in combined office complex, which accounts for 36.36% and followed by 21.82% offices in Shish Mahal locality, adjoining area of the Padam Palace i.e. Sub-Divisional office and other Revenue offices. Majority of these offices are on rental basis in private houses. Besides, 18.18% offices are in Pat-Bungalow and Kalyanpur locality followed by 14.56% in Khopri locality.

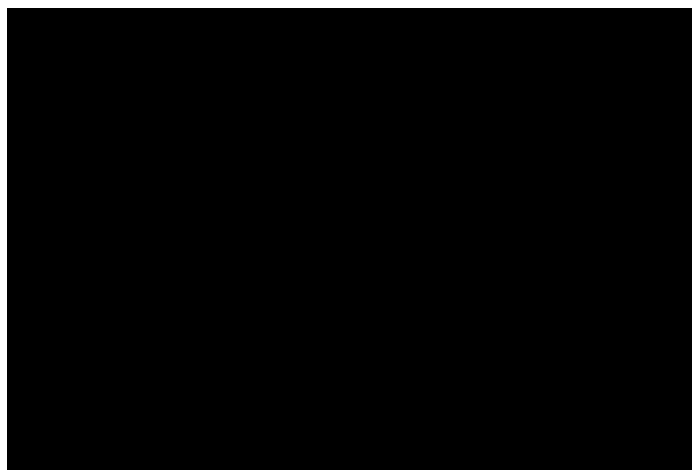


Figure 41: Spatial Distribution of Offices

About 9.09% offices are housed on right bank of Satluj River Jagatkhana and Bro, which comes under the jurisdiction of Kullu District and part of urban area.

12.2 NUMBER OF GOVT. EMPLOYEES

As per survey, about 700 employees are engaged in various Government and Semi Govt. offices. Majority of employees are residing in central town as well as Shish Mahal area on rental basis and out of the town area i.e. from hinterland. On an average about 12 employees are serving in each office.

12.3 NUMBER OF STOREYS IN GOVERNMENT OFFICE BUILDING

Majority of Government offices are housed in Ground floor, which accounts for 54.54% followed by 23.64% are in Ground+1. Besides, 12.72% offices are in Ground+2 and followed 9.09% office in Ground+3. Majority of structures are good condition with RCC construction. A few numbers of offices are housed in old wooden and stone buildings in the planning area.

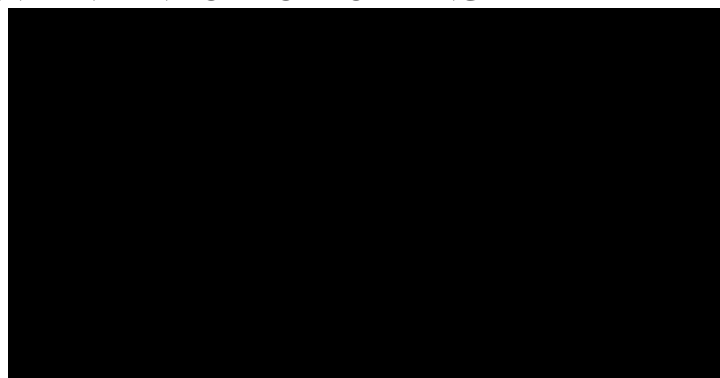


Figure 42: Structure Character

12.4 CONDITION OF OFFICE BUILDING

Majority of Government and Semi-Government offices building in planning area are in quite good condition, which account for 70% followed 25% in fair condition. 5% in dilapidated condition which

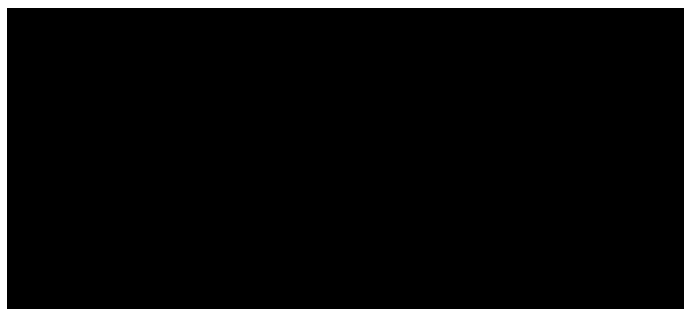


Figure 43: Condition of Office Complex

need to be repaired through same old use materials in view of aesthetics value and hill architecture as per envisaged in the Development Plan.

12.5 AVAILABILITY OF PARKING

About 90% Government office doesn't have well equipped parking facility and 10% offices have such facilities for vehicles. Majority of Government vehicles are parked on road side due to scarcity of serviced land as well as garage. Dispersed Government and Semi-Government in each nook and corner is prime concern of today, because of inadequate availability of space and sub division land in the vicinity of planning area.

12.6 OTHER ESSENTIAL AMENITIES

Most of the Government offices are newly constituted with well RCC framed structures but availability of canteen and sufficient quantum of water supply is inadequate as per URDPFI Guidelines norms. Besides, technological facilities like computers are inadequate, while demand of such facilities is very high in each Govt. office. Only a few Govt. offices are equipped with this facility like Forest Deptt. and PWD office.

12.7 RECAP

Due to scarcity of serviced land, Govt. Office buildings are located everywhere in urban area. Majority of offices are in main town area. Physical constraints dictate the spatial distribution of Govt. office buildings setup. Anticipated Office buildings shall be made in Dhakolar area. Majority of sectors in urban area has been saturated in view of massive upcoming of built structures. Existing critical appraisal of parameters reveals that, town's carrying capacity is incompatible to take mounting pressure. Therefore, future requirements of Government and Semi-Government office shall be made in proper landscaping and consonance with its environs.

CHAPTER –13

BASIC INFRASTRUCTURE

13.1 WATER SUPPLY

Baulies and springs were main source of potable water to Rampur Bushahr. The oldest Baouly of town is situated at the bank of Satluj River. With the passage of time, Baoulies are insufficient to cater town's increasing population as well as urbanization process. In order to fulfill growing water demand, Deptt. of I&PH has augmented water sources through W.S.S scheme in phased manner, i.e. in Phase I, water is lifted from the Nogli Khad and Rajpura, situated at south of planning area, caters to central town and Khopri- Lahasa localities. Phase II, Baruni Nallah, situated in the north of planning area caters to Khaneri, Chuhabag, Pat Bunglow and Kalyanpur localities.



13.2 WATER SOURCES

Two major sources, Nogli Khad-Rajpura and Bharoni Nallah, which contributes 3.95 and 4.21 lac liter respectively. These sources are situated in the vicinity of planning area in the direction of north Bharoni Nallah and in south Nogli-Rajpura Khad. After treatment through rough filtration and sedimentation from Nogli khad, water storage tank is located at Shish Mahal locality with a capacity of 1,30,000 gallon over head tank, which caters to M.C. area as well as its surrounding localities. Similarly, second water storage tank with a

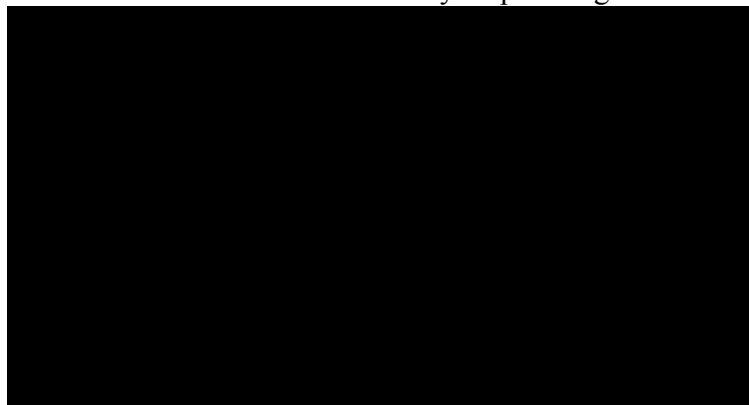


Figure 44: Share of Water Intake

capacity of 8,50,000 gallon is located at Sarla Prog area, which caters to northern part of urban locality i.e. Khaneri to Pat-Banglow. Average water intake from the sources is about 5.5 lacs litter per day. Water supply to residents is about 52 liters per head in overall context without separating the different sector requirements i.e. residential, commercial and industry. But normal water supply availability should be 135 lpcd as per URDPFI Guidelines norms. Besides, under Rehabilitation & Resettlement scheme, the SJVN has augmented water for Project affected persons in order to fulfill their demand of potable water in planning area.

13.3 SEWERAGE

Restoration work of sewerage system is underway, which was washed away by floods in 2000. Two treatment plants with capacity of 1.0 mld and 0.5 mld are located at Khopri along the bank of River Satluj. In this system, out of 1500 residents about 1200 residents are connected with the facility and other are in pipeline. Majority of households have septic tank. Open Drains flowing along the residential buildings and outfalls of drain waste is directly into the river. Open drains, the installed sewerage line & Treatment Plant area causing health and environment hazard to the town residents. Only town centre is connected with sewerage lines and same for surrounding localities shall be installed in phase manner. No more direct waste disposal shall be allowed into the river by which, water can be polluted and contaminated. Proper planning of basic facilities is to be envisaged in Development Plan for sustainable development of town in view of hill town norms.



13.4 SOLID WASTE

The waste generation is directly depending over the socio-economic status of the town. Earlier, Rampur town is known for confluence place of trade and commerce for other district and to states. In this view, business activities are much more as compared to other towns and generation of waste is too high. On



an average generation in M.C. area is 1.5 ton at rate of per person generation 0.25 kg per day as per URDPFI Guidelines. Majority of bins are placed in M.C area, which is about 30 bins placed along the street roads. A few dumpers are placed in town as well as along the N.H.-5. Wastes are disposed of through a tipper vehicle up to dumping site. Average waste generation in urbanized area as well as planning area is about 4 ton per day. Majority of dumpers posing inconvenience to pedestrian traffic and vehicular traffic movement dumpers are placed along the roads and delay in disposal of waste creates nuisances to residents and causing health hazard. Lack of proper site for waste disposal is prime concerns. A site for waste is envisaged beyond Mahatma Gandhi Hospital at Khaneri near Bhatrash nallah.



13.5 ELECTRICITY

Town has the oldest Hydro-electricity power station on Nogli Khud in south of planning area, which was erected in 1952 with a capacity of 2.15 megawatt. In addition, electricity supply comes from Dehar powerhouse. At present town is equipped with the various capacity transformers, located at different place as requirement of planning area. The following capacity wise transformers are given in Table 13.1 below.

Table 13.1: Number of Transformers

Sr. No.	Capacity (Kva & Mva)	Total No.
1	0-25	1
2	25-50	0
3	50-63	1
4	65-100	17
5	100-250	17
6	250-400	0
7	400-630	6
	Total	42

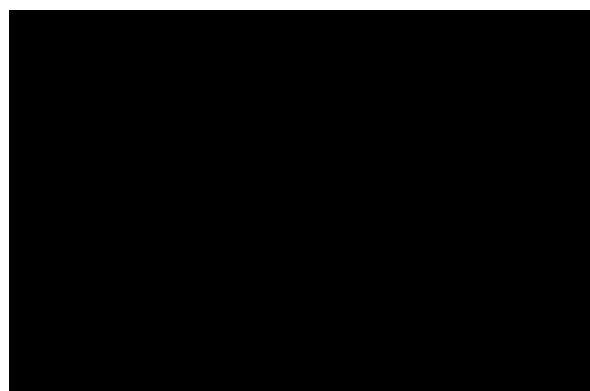


Figure 45: No of Transformers

Table 13.2: Number of connections

Particular	Connections	% age
Domestic	5186	81.73
Commercial	790	17.00
N.D.N.C	20	0.43
Industry	34	0.74
Others	5	10

Source: *Electricity Deptt., Rampur*

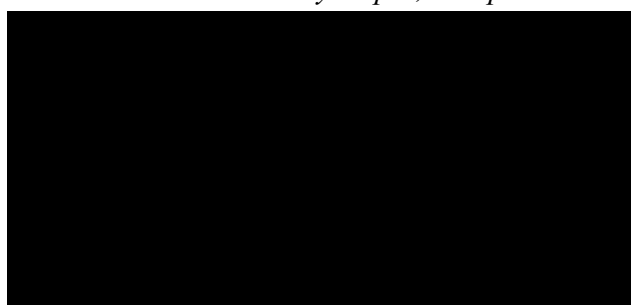


Figure 46: No. of connections

Table 13.2 reveals that, 81.73% connection is recorded in domestic area followed by 17.00% in commercial area. In addition, NDNC (Non Domestic Non-Commercial) and Industry is 0.43% and 0.74% respectively. Figure 47 gives percentage wise availability of connections.

13.6 RECAP

This Development Plan has been envisaged to proper designed and layout of the basic facilities and amenities to town in view of projected population size. On one hand, there is acute shortage of serviced land, on other hand mounting pressure over civic amenities. Future requirements of these are proliferating due to mass influx of rural population in town for want of livelihood and better life standard; a blind race for housing construction is in high demand for various uses, without landscaping and accessibility or technical assistance.

CHAPTER-14

TRAFFIC AND TRANSPORTATION

The town is developed in organic as well as linear pattern along the National Highway-5 on 8.5 km. stretch from Khaneri to Dhakolar on a river terrace. The total land under this use was 10.0 Hect. in 1987 and it has been increased 42.0 Hect. (44.6%) of the total land use, which reveals that demand is quite high in planning area. It is well connected with the major National and State High ways from the Kaurik-Kinnaur, Kalka- Chandigarh, Nirmand-Kullu, Mandi-Karsog. Major Town's traffic is carried through the National Highway-5, which passes through the main town and caters to all kinds of mechanized modes. Besides, all SJVN and other Hydro Electric project in Kinnaur District, vehicles pass through same road. Traffic is increasing at much faster rate and haphazard manner in town day by day.



Figure 47: Queued vehicles and pedestrians on road

14.1 ARTERIES AND THEIR CHARACTERIZES FEATURES

National Highway-5 is main lifeline of town; it caters as arteries as well as sub arteries. Major Planning area roads are namely; Gaura road, Shingla Rampur and Bro- Jagatkhana road. These roads are connected to the entire upper rural areas with the main town. Even main town's passage or path is directly link with National Highway -5 or convenient roads/paths are connected with each locality. Even gamut of roads widening is inadequate within the urbanized area due to haphazard development of mixed structures i.e. residential and commercial. NH-5, which facilitates communication of men and materials between the various growth centres as well as rural centres.



Figure 48: NH-5 Rampur

14.2 TRAFFIC SCENARIO

Management of town traffic is prime concerns of today. There is inadequate provision of bye-passes, mixed kinds of vehicular traffic is plying i.e. public, private, Para transit and pedestrians as well as office goers during morning and evening time. In this view, congestion and overcrowd has increased manifold. Majority of accidents are occurring in the main town area due to mass movement of traffic in peak hours. The Peak hour Traffic Volume survey conducted during December, 2012 revealed that, about 220 heavy vehicles, 528 light motor vehicles, 403 three wheelers and 170 two wheelers are plying to different destination in peak hours. i.e. 8 AM to 10 AM & 4 PM to 6 PM. Besides 3500 pedestrians daily visit various places i.e. offices, schools and work places. In addition, about 236 private and Govt. light vehicles are parked on the both side of road, while carriageway is under pressure with heavy traffic. Vehicles movement is not smooth. Daily jam is common. The traffic volume is increasing and the consequent traffic problem aggravated due to administrative Sub. Division H.Q. Signs of sever traffic strain are already visible in the existing Bus stand, Taxi stand and other major functional areas. At present 95 private as well as Govt. Buses are plying under the Rampur HRTC.

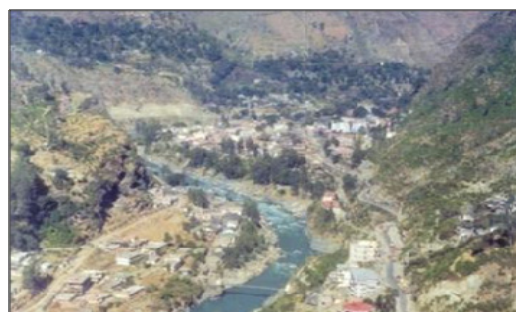
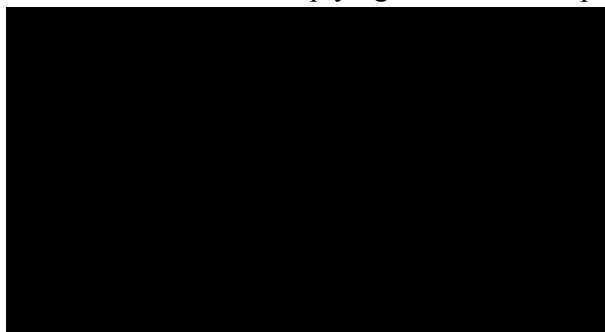


Figure 49: Passenger Car Unit (PCU)¹

14.3 TERMINAL AND PARKING FACILITIES

Town has two bus terminals; one the old Bus terminal has capacity of ten Bus bays and is situated in the north of town nearby the Buddhist Gompha. The numbers of incoming and outgoing buses are much more as against capacity of old bus terminal. Present location of old bus stand is unsuitable; distance from the residential area is 150 m as against 0.5km as per URDPFI Guidelines norms. Majority of Buses are parked on the road and outside the terminal are unsafe, inconvenient and are mostly in haphazard manner. As parking is concerned, town doesn't have substantial community as well

as individual car parking, due to inadequate availability of serviced land.

New bus terminal was built at Pat-Bangalow, at a distance of 1.0 km from old terminal. It has capacity of 11 bus bays and also night/idle parking facility for 100 buses. New bus terminal serves various destinations within and outside the state. Besides, space for 100 cars is identified at Indra Market area, which shall be multistoried up to Highway level. Truck terminal as



Figure 50: Old Bus Terminal



Figure 51: New Bus Terminal at Pat-Bangalow

¹ Source: Town & Country Planning Survey, 2004

well as Transport Naggar including workshops shall be identified at Khopri area below the Highway, about 50 mtrs away from the highest flood level. Majority of truck too are parked on roadside near Indra market area causing inconvenience to smooth traffic movement.

14.4 HOUSEHOLDS TRAVEL CHARACTERISTICS

Over all per capita trips rate is observed in terms of all mechanized modes. Nearly 70% of the trips are performed on foot. Average trips length is 0.5 to one km. Besides, 63% of trips are for work, which consists of education, and other purposes and accounts for 27% and 10% share respectively. Of the total trips by mechanized modes are created by public transport while the rest is by personal vehicles.

14.5 PUBLIC TRANSPORT CHARACTERISTICS

Morphology of town plays vital role in transportation and land use development. Major roads in town are developed according to local topography; settlements are come up along the roads in unplanned and insensitive manner in the 8.5 km stretch. Public transport services are quite substantial as well as private and Para transports. Besides, private vehicles per person are quite high as compared to other towns.

14.6 BOTTLENECK

A stretch of 0.5 km. is major bottleneck concerns in main town area. Most of the loading and unloading functions are being performed amidst the NH-5 in town area. Besides, Chuhabag area is facing acute bottleneck, due to nonconformity workshops here and there on the roadside. In this view, proper widening of road is to be required to reduce the existing bottlenecks.

14.7 RECAP

Provision to shifting of NH-5 has been made in Development Plan from main town to right bank of the river i.e. Brow-Jagatkhana side. Major Highway traffic shall ply through the bypass road; simultaneously pressure will reduce in town area as well as pollution level. Preserving of heritage monuments are prime concerns with traffic, transportation and land use planning. A smooth, systematic transportation and Landuse planning is required and also envisaged in Development Plan 2021.

CHAPTER- 15 EXISTING LAND USE

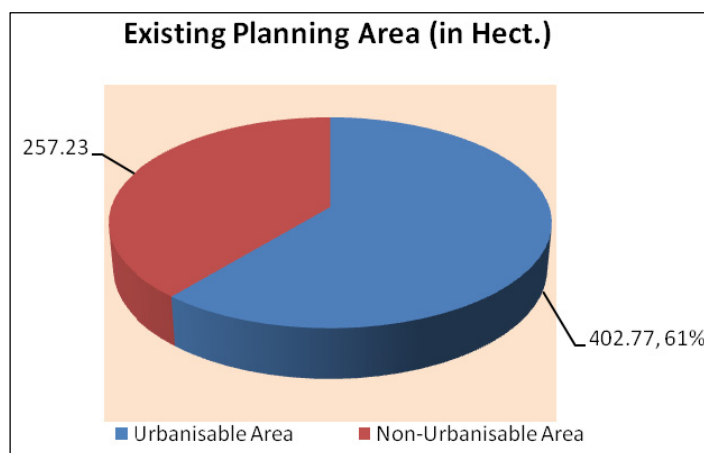


Figure 52: Existing Planning Area

Historically, an area of around 1469.00 hectares was freeze under the Rampur Planning Area in 1987. Of which just 357.57 hectare area was earmarked for the various uses in the urbanisable area. Presently, about 94.11 Hect. area is consumed under various urban land uses. As per this Revised Development Plan (RDP), urbanisable area has been increased from 357.57 to 402.77 hectare, which accounts for 61.03% of the total planning area. About 38.97% area is beyond the urbanisable limit, which is

occupied by the rural settlements, that is about 32 villages and agriculture fields etc. The distribution of planning area under major land uses is given in Fig 53.

In order to have planned and regulated growth of town, the Govt. of Himachal Pradesh has extended the H.P. Town & Country Planning Act (1977) to Rampur planning area and froze the existing Landuse vide Notification No.HIM/TP-RPB-DP/87-11628-777 dated 31.03.1987, which was published in official gazette on dated 23.05.87. The sector wise existing land use under the various uses is detailed in the following pages.

15.1 RESIDENTIAL USE

The residential use comprises of 37.04 Hect. area, which accounts for 39.36% of the total urbanisable planning area of 94.11 Hect. Till now about 3100 residential units have come up in the urban area. Majority of houses are Ground+3 and Ground+4 respectively with mixed nature of residential-cum-commercial. Residential localities are scattered in every sector in the urban area namely; main bazaar town area, Pat-Bungalow, Khaneri and Dhakolar. Majority of houses are made up of RCC frame structure as against local materials i.e. wood and stones. New residential area, Dhakolar, has been included in urban area, which comprises of an area of 25.75 % of the total urbanized area.

15.2 COMMERCIAL USE

Commercial establishments are concentrated in central town area within walkable distance of just 0.5 km. There are about 144 shops of the M.C, of which 35 shops are situated at Indra market area. Besides, convenient shops are existing in each and every locality of urban area from Khaneri to Dhakolar on the left bank of the river as well as right bank, Bro and Jagatkhana localities. In addition to this, hotel, restaurants, banks and guesthouses are also included in commercial. In this wake, total area under commercial use has been worked around 6.29 hectares, which accounts for 6.68% of total urban area.

15.3 INDUSTRIAL USE

Physical constraints have restricted development of the large scale industries in Rampur planning area. However, small scale industries including service industries have come up i.e. Steel Fabrication, Foot Wear, Printing Press, Auto Repairing & Spare Parts. Besides Handloom and Handicraft industries also exist in town. The industrial use, thus occupies an area of about 0.48 hectare, which constitute just 0.51% of the total planning area.

15.4 GOVT. AND SEMI-GOVT AND FACILITY AND SERVICES USE

An area of about 5.98 hectares is under this use. It accommodates all Govt. Offices, institutions like schools, hospital, post office, ITI, water works, sewerage, sanitation, solid waste disposal site, electricity networks and telephone exchange area. It accounts for 6.35% of the total urban area.

15.5 PARKS AND OPEN SPACES USE

There are two only organized park and open spaces i.e. Padam Palace lawn and College ground. An area of 0.81 hectare is under this use, which accounts for 0.86% of total urban planning area. Other sectors don't have sufficient number of open space and organized parks to serve active and passive recreational needs of town residents as well as visitors.

15.6 TRAFFIC AND TRANSPORTATION USE

The major roads include National Highway-5, and State Highways emanating from the town, local and sectoral roads as well as bye-passes and lanes interlinking various localities and villages. Besides, Bus Terminal, workshops, parking lots have an area of 42.00 hectare, which accounts for 44.63% of total urban area.

15.7 AGRICULTURE/FOREST AND BARREN LANDUSE

Agriculture, forest and barren land occupies 244.55 hectare area, which works out to be 60.72% of the total urbanisable planning area of 402.77 Hect. In addition, sliding sinking and steep slopes are included in this use.

15.8 WATER BODIES

Area under this use includes, Satluj River, Nallah and Khads is 54.00 hectare, which is 13.41% of the total planning area.

Table: 15.1: Existing Landuse pattern of the Urban Planning Area, 2001-04.

Sr.No.	Land Use	Area (in Hect.)	% age to total
1	Residential	37.04	39.36
2	Commercial	6.29	6.68
3	Industry	0.48	0.51
4	Govt. Semi-Govt & Facility and Services	5.98	6.36
5	Parks & Open Spaces	0.81	0.86
6	Traffic & Transportation	42.00	44.63
7	Mixed land use	1.51	1.60
8	Total	94.11	23.37
9	Agriculture/Forest Barren land	244.55	60.72
10	Water Bodies	54.00	13.41
11	Sliding Area	10.11	2.51
11	Total	308.66	76.63
12	Grand Total (8+11)	402.77	100.00

Source: Existing land use analysis 2004

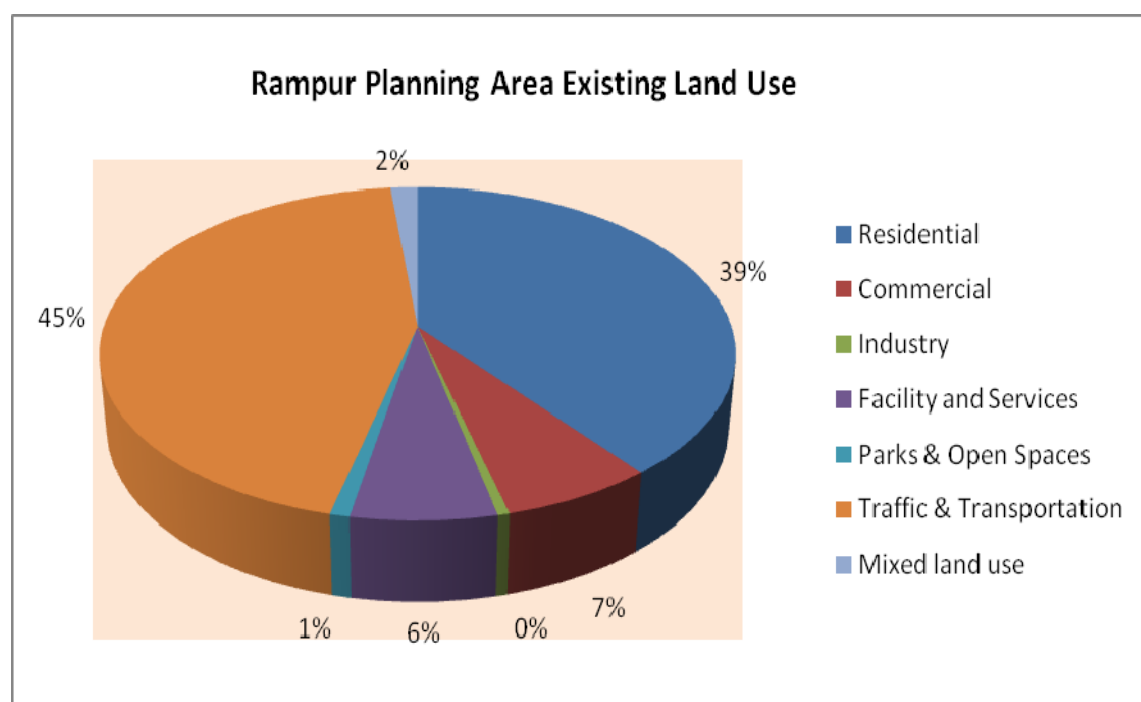


Figure 53: Existing land use of the Rampur Planning Area, 2004

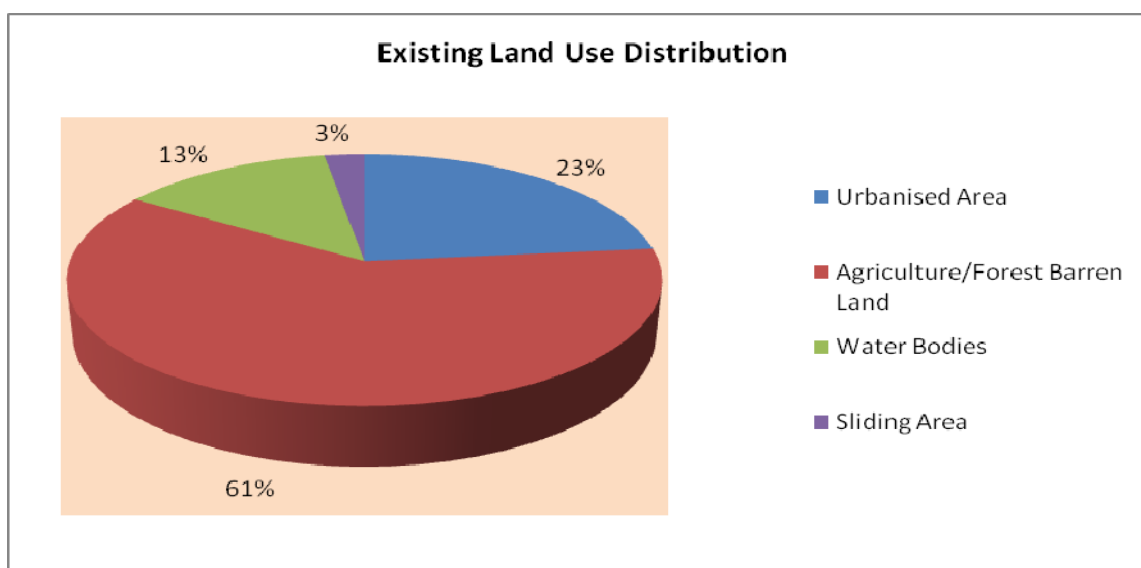


Figure 54: Area under Urbanisable/Forest/Agriculture & Barren, Water bodies and Sliding area

CHAPTER- 16

LANDUSE REQUIREMENTS AND PROJECTIONS

Projections for space and infrastructural included in Development Plan have been worked out in view of the finding of the surveys and studies and in the anticipation emanated thereof on one hand and public aspirations on the other. The Development Plan envisages provisions for existing and anticipated population for the year 2021, by which the town may have population of 13,849 persons as compared to the population of 10,653 persons as per Census 2011. On the basis of growth trends and future potential for growth, the land use wise anticipated requirements are detailed as under.

16.1 RESIDENTIAL USE

In order to cater to housing requirements of the anticipated population of 13,849 persons in the planning area by the year 2021, at the rate of four persons per family, approximately 3500 dwelling units shall be required. In view of present density trend of residential density at the rate of 300 persons/hectares, the town needs decongestion and a lower density of about 150 persons/hectares. Total land area of 92.33 hectares shall be required to meet the housing needs of planning area population at proposed lower density. About 37.04 hectare area is already under use, therefore nearly 55.29 hectares of additional area is required to meet the needs of residential use for year 2021.

16.2 COMMERCIAL USE

Provision to cater for commercial needs of regional and residents as well as, local floating population of 13,849 and 600 persons respectively, which may depend on urban area by the plan period, is considered. The standard of one shop per 100 persons as per URDPFI Guidelines norms is adopted. Presently 183 shops are existing occupying an area of 6.28 hectare of land where as an additional area of 2.69 hectare shall be required additionally including warehouse and wholesale etc.

16.3 INDUSTRIAL USE

In order to cater for the anticipated floating population and workers at rate of 5 sqm per worker an area of 1 hectare will be needed by the year 2021. As 0.48 hectares already exists for small and light service industries in urban area.

16.4 GOVT. SEMI-GOVT USE AND FACILITY AND SERVICES

An area of 5.98 hectare exists under facilities, services and utilities. It is anticipated that an additional area of 15.28 hectares shall be required for providing various facilities in the planning area by the year 2021, to cater anticipated demand of space for utilities and facilities, in view of schools, PHCs as well as basic infrastructures.

16.5 PARKS AND OPEN SPACES USE

In order to restore the old glory of town by developing adequate organized parks and open spaces in each sector, an area of 14.94 hectare shall be required in urban area. Presently, two numbers of such spaces are available in main bazaar and Pat-Bungalow sectors with an area of 0.81 hectare. In view of recreational needs of residents as well as visitors for both active and passive activities, parks and open spaces are required in all sectors. An additional area of 14.13 hectares shall be earmarked for same.

16.6 TRAFFIC AND TRANSPORTATION USE

Area under the traffic and transportation use has increased manifold during recent years. At present 42.0 hectare area is under this use. An additional area of 12.90 hectare shall be required to cater for sector and local roads in urban area. Besides, 1.00 hectare area has been allocated for Truck terminal including Transport Nagar, Bridge and 1.00 hectare area for parking lots at Indra Market area. The existing Old Bus Stand with a capacity for parking of 10 Buses is now shifted to newly constructed Bus stand with modern facilities at Pat-Bungalow area. Additional 10.90 hectare of land shall be required to cater for future requirements of traffic and transportation use of the planning area.

16.7 AGRICULTURE/ FOREST AND BARREN LAND

An area of 244.55 hectare has been kept as such for anticipated urban uses shall be met out from the agriculture land due to non availability of Government land in urban area.

16.8 WATER BODIES & SLIDING AREA

The land under water bodies and sliding area i.e. 54.00 hectare and 10.11 hectares respectively shall remain as such. The total additional area requirements are summed up in Table 16.1 as under:-

Table 16.1: Additional area requirement, 2021

Sr. No.	Land Use	Area (in Hect.)	% age to Total
1	Residential	55.29	53.38
2	Commercial	2.69	2.60
3	Industry	3.29	3.18
4	Govt./Semi Govt. Use & Facility & Services	15.28	14.75
5	Parks & Open spaces	14.13	13.64
6	Traffic & Transportation	12.90	12.45
	Total	103.58	100.00

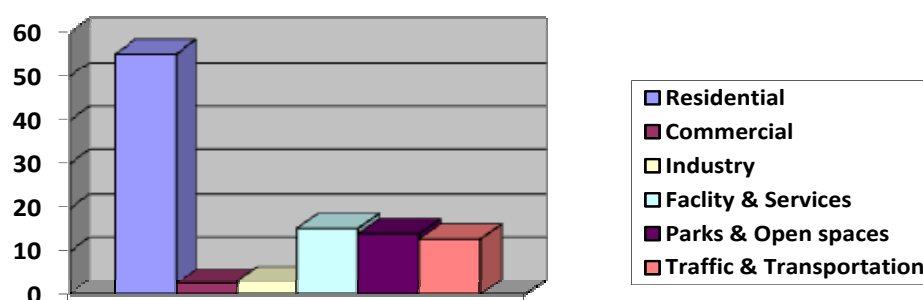


Figure 55: Additional land requirement, 2021

CHAPTER –17

DEVELOPMENT PROPOSALS

The Development Plan contemplates to cater for requirement of entire Rampur Planning area, which consists of Rampur Municipal Council area, urbanisable rural areas as well as regional area of the importance of the town. It envisages for the requirements of population of planning area, dependent regional population and tourists during the peak season. Therefore, proposals have been finalized in view of community aspirations, effective role of local bodies, guidelines and series of deliberation with professional experts of different fields, following participatory approach of both private and public sectors. The Development Plan is contemplated as document of common man, a document of the public/community and that of local bodies, authorities and Govt. Departments. Allocation of Developable land for different uses to meet with the requirement for the next 7 years, i.e. by the year 2021 is made and proposed land use structure devised accordingly. The various land uses have been proposed keeping in view the availability of developable land in each sector, holding capacity in terms of population and activities.

17.1 REGIONAL CONTEXT

Rampur apart from seat of Sub-Divisional level administration function is a multifaceted settlement. It serves population of outer Seraj of Kullu District. Whole of the Spitti of Lahoul & Spitti District, District Kinnaur, Sainj and whole of the Rampur Tehsil of Shimla District as well as part of Karsog of Mandi District with respective to trade and commerce activities as well as services functions including health and education. It is also a base station for destination in the hinterland namely, Sarahan, Shri Khand, Kullu Nirmand and Jalori pass. The Development Plan thus has been devised giving due consideration to the regional importance of the town

17.2 POPULATION PROJECTION

The population of the Planning area has grown at an average growth rate of 40.45% during the decade 1991-2001 and at 19.79% during 2001-2011 decade. It is observed that population growth trend in Rampur town is governed by various local factors especially the flood hazard etc. It is anticipated that a higher growth trend going to continue for long on account of new potential growth areas around the town and quality infrastructure and

availability of serviced land within the urban limit. The future projections have been worked out at an average growth rate of 30.0% during period 2011 to 2021, which shall increase from 10,653 persons in 2011 to 13,849 persons by 2021. Besides, floating population for the town has been assessed around 600 persons per day which is likely go upto 1000 by year 2021.

17.3 DEVELOPMENT PROPOSAL

Ribbon development is coming up all along the National Highway-5. The entire urban area is divided in to 4 sectors from Khaneri in north to Dhakolar in the South of the planning area. The proposals have been prepared with due consideration to the various limitations like topography, problems involved in acquisition of land from private owners and right of people to develop land according to their own requirements. The forest area, area under water bodies and un-developable areas are kept as such. Majority of the proposed land for various activities, availability has to be ensured from the private agricultural land holding. It has been considered in wake of acute shortage of Government land in order to meet present and future requirements. The following proposals have been detailed out as per requirements of anticipated population.

17.4 ALLOCATION OF LAND USES

17.4.1 Residential Use

An area of 92.23 hectares has been proposed for residential use in the four sectors, of which centre town sector i.e. Sector-1 has become saturated and no further new construction shall be allowed except reconstruction on old line and in other sectors development shall be accommodated as per availability of developable land. As area of convenient shopping, nursery schools, sub-post offices, electric sub-stations and local parks cannot be detailed out in Development Plan, their space requirements are included in predominant use i.e. residential area and may detailed out in the sector plans to be prepared subsequently.

17.4.2 Commercial Use

For development of commercial establishments 2.69 hectare has been allocated for anticipated shops. No more commercial activities shall be allowed in main town area. Proposed shops shall be in the proposed residential areas as convenience to availability of space as per assumed area of 50 sqm. In addition, space for wholesale and warehousing has been allocated at khopri with an area of 1.0 hectare area. The total area under commercial use shall be 8.98 hectares by 2021.

17.4.3 Industrial Use

One hectare Land for industrial estate development has been earmarked at Dhakolar sector near Nirmand Bridge. Keeping in view the town potential in terms of Hydro Power, Tourism, Border location, proposed Railway linkage project by the Northern Railway has been proposed. Besides, gamut of small and light service industries has increased growth trend of population as well as migrant labours to the town and its environs in the recent years. A total of 3.77 Hect. area has been proposed under this use.

17.4.4 Govt./Semi-Govt & Facility and Services

So far as basic infrastructure and utilities are concerned, a site for garbage disposal is earmarked at Gharshai nallah near M.G. Hospital, which is beyond the planning area. For water storage tanks etc. networks are shared with existing residential areas. Space for services like Schools, PHCs, Sub Electricity stations and Sub Post offices will be detailed in sectoral plans as per requirements of each sector. In the revised development plan an area of 21.26 hectares has been kept under this use.

17.4.5 Parks and Open Spaces

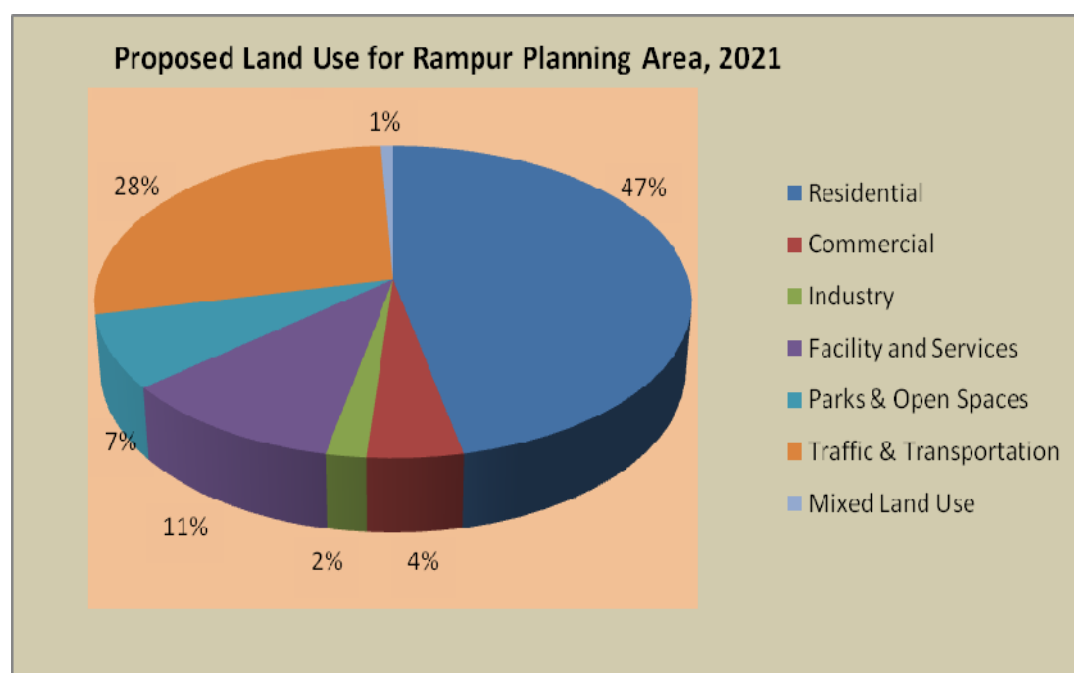
The space occupied by various organized parks and open spaces is inadequate as compared to other towns. Due to paucity of developable land in the planning area, an area of just 0.81 hectare exists against an anticipated requirement of 14.94 hectares as per needs of different sector by the year 2021. Therefore, an additional area requirement for this use shall be 14.13 hectares.

17.4.6 Traffic and Transportation

An area of 42.00 hectare already exists under traffic and transportation use. An anticipated requirement in future shall be 12.90 hectares in view of bye pass roads, Truck Terminals, Transport Naggar, Bus Stand and Car Parking etc. as needed in town by plan period of 2021. Therefore, 12.90 hectares has been proposed for future needs.

Table 17.1: **Proposed Land Use for 2021**

Sr. No.	Land Use Sector	Area (in Hect.)	% age to total
1	Residential	92.33	46.70
2	Commercial	8.98	4.54
3	Industry	3.77	1.91
4	Govt./Semi-Govt. & Facility and Services	21.26	10.75
5	Parks & Open Spaces	14.94	7.56
6	Traffic & Transportation	54.90	27.77
7	Mixed Land Use	1.51	0.76
8	Total	197.69	49.08
9	Agriculture/Forest Barren land	140.97	68.74
10	Water Bodies	54.00	26.33
11	Sliding Area	10.11	4.93
12	Total	205.08	50.92
	Grand Total (8+12)	402.77	100.00

Figure 56: **Proposed Land Use Distribution, 2021**

CHAPTER- 18**PLAN IMPLEMENTATION****18.1 IMPLEMENTATION STRATEGY**

18.1.1 The Development Plan for Rampur is a strategic policy document advocating an overall development strategy for the planned and sustainable development of Rampur town during the Plan period till year 2021. It shall cater for needs of systematic and comprehensive development of both urban and rural parts of the planning area. The proposals are worked out in view of public purposes based on exhaustive inputs of studies, survey and critical appraisal of existing development scenario. In order to achieve regulated growth and systematic planned development, this document shall guide as a long term policy and the implementing authorities shall be solely responsible for executing the development activities in a phased manner.

18.1.2 The mechanism of land acquisition from private landowner is a challenging task, still proposed infrastructures are to be on both Government land as well as on private lands. Therefore, public involvement has to be ensured by adopting participatory approach in planning to accomplish various proposals for Rampur Planning Area. Joint efforts needs to be initiated by the concerned Departments like Town & Country Planning Department, Urban Development, Development Authority and other Local Bodies to implement the plan in an effective and timely manner.

18.1.3 The phasing, costing and implementation of development Plan have been envisaged by integrating it with Five Years Plans and development priorities to meet the urgent needs of growing and projected population of 13,849 persons by plan year 2021. Besides, provisions of services and serviced land are prerequisites to be developed in view of planning provisions to channelise growth of the Town in accordance to Development Plan proposals.

18.1.4 So far as funds are concerned for infrastructural development, for the bulk services State government shall make allocation either to Development Authority or Infrastructural departments. And other nodal government Departments, Public Sector Organization are responsible to provide funds for development in their respective fields by general budgetary provision of the State Government.

18.2 PHASING

Development Plan is a statutory tool to guide physical development of town during 2014 to 2021 years and subsequent Five years plan periods, but simultaneously there must be review of each phase to incorporate all alterations in priority. Implementation of Development Plan is divided in to two phases of 2014-2017 and 2017-2021. Therefore the first phase of Development Plan, aligning with the current 12th Five Year Plan (FYP), is very important as it gives lead to the development pattern that is to be followed in subsequent phases.

18.2.1 PHASE-I: 2014 to 2017 (Three Years)

The following proposals are to be implemented in this Phase.

- Up gradation of road between Nirmand Bridge to proposed site of new Bus Stand on the right bank of River Sutlej, to the National Highway standard to re-direct regional traffic from the present NH-5 .
- Acquisition of land for construction of Khopri Sector Bye Pass road from Girl Sen. Sec. to Khopri locality measuring 1.2 km.

- Acquisition land for construction of Gaura Bye Pass road measuring 0.72 km.
- Acquisition land for construction of bye-pass road from New HRTC Bus Stand to Housing Board Colony measuring 1.2 km.
- Site development for Warehousing and Whole Sale market at Khopri on a site measuring 1.00 hectare.
- Acquisition and development of land for construction of community car parking in Indra Market area measuring 1.00 hectare.
- Allocation of funds for conservation of old heritage monuments of Rampur Town.

18.2.2 PHASE-II: 2017 to 2021 (Four Years)

After review of the implementation of first phase (2014-2017), the process shall continue as per new priorities contained in the proposals of Development Plan.

18.3 COSTING AND IMPLEMENTATION

Majority of the development and execution works are to be carried out by Urban Development Department and Municipal Council by raising funds from beneficiaries as service charges. However, the cost of arterial, sub-arterial roads including bye passes, bulk water supply, sanitation and other Human resource development components are to be financed by arranging funds through Plan allocations by the State Government under sectoral scheme of various developmental agencies operating in the planning area.

18.4 MAJORITY OF COMMUNITY PROPOSALS AND COSTING

Majority of Community Proposals along with detailed area requirements and costing are given in table 18.1 below.

Table 18.1: Community Proposals

Sr. No.	Description	Area (in hect.)	Rate (Rupee in Lacs/ unit of area)	Unit	Amount (in lacs)	Remarks
1	Construction of ware house & whole sale market	2.0	49.43	Hect.	98.86	Rate has been taken from H.P state housing Board
2	Construction of bye pass roads (Acquisition of land)	3.24	14.09	km	45.66	Rate has been taken from PWD
3	Construction of multistory car parking	1.0	85.42	Sqm.	20.0	-do-
4	Improving of the existing right bank bye pass	0.2	Cutting=25.14 per Sqm. Soling=4.30 Sqm. Metalling=13.48 Sqm.	Sqm	0.5 0.086 0.270	-do-
Total					165.37	

18.5 FINANCING

The cost of residential development including road network, sewerage, drainage, electricity, parks, open spaces, parking, local convenient shopping centre etc. is to be supported by the landowners, through the mechanism of Land Pooling & Reconstitution. Beneficiaries, Community and Landowners are to be involved and participatory approach to be adopted for sale of plots to meet with the cost of proposed development. In case of land subdivision/ Land Pooling reconstitution Scheme and demarcation, approval shall be by the Director Town & Country Planning Department H.P. The Bus Stand has been developed by H.P Road Transport Corporation. The wholesale and Ware Housing is to be developed by Marketing Committee.

18.6 IMPLEMENTATION

Besides, land owners, M.C., U.D, Nagar Panchayats and Development Authority shall be responsible for creation of service land. However, overall control on implementation of proposals of development in terms of land use zoning and sub division, regulations shall vest with the Director Town & Country Planning Department. In order to ensure co-ordination, monitoring and effective implementation of Development Plan, a Plan Implementation Committee shall be constituted comprising the following members.

Table 18.2: Details of Committee Members

Sr. No.	Committee Members	Designation
1	Sub. Divisional Magistrate	Chairman
2	Chief Engineer PWD	Member
3	Chief Engineer I&PH	Do
4	Regional Manager HRTC	Do
5	Executive Officer M.C	Do
6	Deputy Superintend Police (Adm)	Do
7	Executive Engineer Electricity	Do
8	President M.C	Do
9	Tehsildar Revenue Deptt.	Do
10	Divisional Forest Office	Do
11	Assistant Town Planner	Member Secretary

The Plan Implementation committee shall meet at least twice in a year and device the ways & means pertaining to resolving the planning related issues, implementation of Plan Proposals and identification of new innovative schemes and best alternative options for town as well as regional development.

CHAPTER-19**PLANNING AND DEVELOPMENT REGULATIONS****19.1 PROCEDURE****19.1.1 Application for Permission**

The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule- 14 of the Himachal Pradesh Town and Country Planning Rules, 2014.

The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be in such form along with the Specifications Sheet and Schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014.

19.1.2 Document Required

Apart from above the applicant shall furnish the following additional documents namely:

- Location Plan in the Scale of 1:1000, indicating the land in question, main approach roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
- Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the Tatima.
- Three sets of plan, showing elevation and section in the scale of 1:100. The architectural drawings duly signed by the licensed and registered Architect/Planner/Engineer/Draftsman alongwith his/her address and Registration number.
- Copy of Treasury Challan Form vides which requisite fee has been deposited.
- Latest original Khasra Map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers from all sides of plot and approach path with dimensions.
- Ownership documents, i.e. latest original Jamabandi.
- In the Site Plan, the distance of electricity line, from development as per Indian Electricity Rules, in case any electricity line is passing over or nearby the proposed site is to be shown.
- A certificate from the Municipal Council or Nagar Panchayat or Gram Panchayat or Development Authority or Local Authority as the case may be, shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as Public Street shall be submitted.

For the plots abutting National Highway, State Highway, Bye-Passes and other Scheduled Roads, No Objection Certificate (NOC) from the Public Works Department shall be submitted, as per the format appended below:-

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

The Himachal Pradesh Public Works Department has no objection on carrying out any development on land bearing Khasra Number _____ of revenue Village/ Mohal/Patti _____ abutting National Highway/ State Highway/ Scheduled Road _____ by the owner Sh./Smt. _____ resident of _____ with respect to the provisions of the HP Road Side Land Control Act, 1968 in this behalf, as shown in the site plan.

Seal of the Competent Authority

Applicant shall have to submit any other Certificate/documents/Plan e.g. No Objection Certificate (NOC) from the Himachal Pradesh State Pollution Control Board, Water and Electricity availability certificate from the concerned Departments, etc. as may be required by the Competent Authority. For obtaining NOC from Himachal Pradesh State Electricity Board, the same shall be submitted as per format appended below:—

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land bearing Khasra Number _____ of revenue Village/Mohal/ Phatti _____ under the _____ line by the owner Sh./Smt. _____ resident of _____ with respect to the provisions of the Indian Electricity Rules, 1956, in force in this behalf as shown in the site plan.

Seal of the Competent Authority

Demarcation Certificate from revenue authority shall be submitted.

The structural stability certificate shall be submitted by the applicant on submission of planning permission case and at the time of completion of structure duly signed by the Graduate civil engineer.

19.2 GENERAL REGULATIONS

The following General Regulations shall apply to all development activities in the Rampur Planning Area:—

1. No building or other structure shall be erected, re-erected or materially altered without the permission of the Competent Authority.
2. The height of all the buildings in Bazaar area shall further be related to the width of abutting path:—

Table 19.1: **Height of the buildings and width of abutting path**

For path less than 3.00M and non-vehicular	10 Metres
For path less than 3.00M but vehicular	13 Metres
For path between 3.00M to 5.00M	15 Metres
For path above 5.00M	21 Metres

3. No yard or plot existing at the time of coming into force of these Regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet at least the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size subject to the condition that 3.00 M wide path abutting one side of the plot will be the basic requirement. If 3.00 M wide path is not available at site and if it is less in width then the owner shall surrender the remaining land from his plot to make the path as 3.00 M wide.
4. Area zoned for Public and Semi-Public Use and Parks and Open Spaces shall not be built upon in any way or use etc. for any purpose other than parks, play grounds and recreations. These may, however, with the prior permission of the competent authority be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
5. The height limitations of these Regulations shall not apply to all kind of religious places e.g. Temples, Mosques, Gurudwaras, Churches, etc. provided it is so designed and approved by

the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required setbacks.

6. In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size / area of plot, plot coverage, setbacks, number of storeys and floor area ratio (F.A.R.), height etc. The decision of the Director shall be final. The cases for Change of landuse shall be permitted by the Director only.
7. The existing non-conforming uses of land and buildings, if continued after coming into force of this Development Plan, shall not be allowed in contravention of provisions of Section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.
8. Natural Nallahs which pass through land involving division shall be developed and maintained according to discharge of water.
9. Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than 3.50 M in any case having a provision of diaphragm wall for step housing and maximum acceptable slope for development shall be 45 degree.
10. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and Metre distance shall be maintained between building and toe wall etc.
11. Development proposal for a part of land or Khasra number shall not be considered and proposal for complete land holding shall be submitted even if planning permission is required for a part of the land holding. For rest of the land, if not proposed to be developed by the owner and also not proposed to be acquired by any Authority for any development purpose, the owner shall have to submit an undertaking in this behalf that rest of the land shall not be sub-divided and shall not be developed up to the plan period of this Development Plan.
12. No wall fence and hedge along any yard or plot shall exceed 1.50 M in height.
13. On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.
14. No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
15. In case of existing areas, the Front and Rear setbacks need not to be left and existing building line can be maintained provided further that the existing buildings are approved by the Competent Authority.
16. Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.
17. In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of this Development Plan by getting additional strip of land surrendered

by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land, which is earmarked for path or road shall be surrendered or transferred to the Development Authority or Local authority as the case may be, by owners of the plots without any compensation for maintenance purpose. The Registering Authority shall have binding with this provision to affect all Registrations as per approved layouts from the Director. The Registering Authority shall affect transfer of mutations in the name of Government for the land surrendered for public roads, path and facilities.

18. The constructions conforming to the traditional hill architecture with conical roof shall be encouraged.
19. Roof slab / Chhaja projection over door and window openings shall be limited upto 0.60M over setbacks on all sides.
20. Maximum height of plinth level shall be 2.00 M provided that no slab will be in between.
21. In case of petrol filling station, the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. However, on National Highways and State Highways the front set back shall be kept as 8.00 M from acquired width of the Highway. If the rear and side set backs are not mentioned in the layout plan of IOC, the sides and rear setbacks shall be 2.00 M minimum.
22. No construction shall be permitted on a piece of land left with buildable width less than 5.00 M after maintaining setbacks with reference to the size/area of plot.
23. Not more than three dwelling units per floor shall be permissible in residential building constructed on plot having an area up to 250 square metres. For plot measuring more than 250 square metres one additional dwelling unit for every additional 100 square metres area shall be permissible in each floor.
24. Provisions for parking shall be mandatory wherever feasible. The max. height of parking floor shall be 3.00M for residential use and 4.00M for other uses with shear walls on all the three sides. The parking floor shall be over and above the permissible F.A.R. In case space as per requirement for parking is available in open over and above the setbacks, condition of parking floor shall not be insisted.
25. Multilevel parking floors shall be allowed in Government & public undertaking buildings and in commercial uses wherever feasible. The regulations of public and semi-public use shall be applicable to the Multilevel parking floor in Govt. buildings. The Regulations of Commercial Uses shall be applicable for multilevel parking floors propose in Commercial uses. Though one parking floor is mandatory yet, second parking floor can be constructed which will be optional. Parking floor more than one shall be counted towards F.A.R in commercial, Residential, others uses except in the case of Govt. Building. Subject to the height of building restriction and structure stability.
26. Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of minimum 2.75M and maximum 3.50 M measured from the surface of floor to lowest point of the ceiling (bottom of slab), if required for specific functional/operational requirement of an activity shall be permissible with restriction of overall height of the structure. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required Set Backs.

27. Sloping roof shall be mandatory. The CGI sheets on roof top and MS sheet 0.24 m wide Facia shall be painted with post office red or forest green or natural roofing material such as slates. Height of sloping roof zero at eaves level and maximum 2.75 M at center shall be permissible. The Dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of the Dormer shall be below the ridge of main roof. The 1/3rd area of top floor shall be allowed as open terrace wherever sloping roof is provided.

28. Roof top @ 12M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.

29. Set Backs:

- Minimum front Set Backs from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area or Special Area limits (excluding the land, included in the inhabited sites of an village as entered and demarcated in the Revenue record or on sites in notified Municipal area that are already built up) shall be 3.00 Meters.
- Minimum front Set Back for non-scheduled roads and Municipal roads shall be 3.00 Meters.
- Every building should have a clear means of access there to from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this Regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.

30. For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate (NOC) from the Himachal Pradesh Public Works Department shall be mandatory, in the cases where plot is directly abutting to these roads and there is direct access through connecting bridge and by constructing ramps to such roads.

31. Issuance of No Objection Certificate (NOC) for water supply and electricity and sewerage connection:—

Table 19.2: **Issuance of No Objection Certificate (NOC)**

(i)	Temporary	At plinth level
(ii)	Permanent	On completion of dwelling unit /floor /whole building.

32. Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.

33. Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the site.

34. Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 Metres.

35. The construction shall be allowed at distance of 3.00 Metres and 5.00 Metres from Nullah and Khud respectively.
36. In case of plot having irregular shape, average setback on any or each setback except front set back shall be considered in order to permit permissible coverage with prescribed setback on plot of same size.
37. No construction shall be allowed within a radius of 5.00 Metres from the Forest boundary and within a radius of 2.00 Metres from the existing tree. The distance shall be measured from the circumference of the tree.

38. Re-construction of existing buildings:-

Regulations regarding re-construction of houses/ buildings in the existence shall be on predominantly existing building lines, provided minimum width of road as per Rules is available and roof projections, sun shades upto 0.60M shall be permitted over streets or paths, as the case may be.

39. Construction on sandwiched plots in Bazaar area shall be permissible as per existing building use and existing building lines, only in existing built up areas.
40. No construction shall be permissible above vision line (1.50 M) on valley sides of highways/ major roads.
41. The provision for Rain Harvesting Tank shall be proposed in the plan @20 Litre per square metre of the roof top area where roof top area exceeds 200 square metre.
42. No plot size restriction shall be applicable for the plots existing prior to enforcement of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and to the plots carved out after inheritance and to such plots carved out for social housing schemes of Government.
43. Every development proposal shall have explicit mention of muck disposal.
44. All building plans above 15 M of height, industrial units and commercial establishments dealing with or using explosive and highly inflammable substances shall require "No Objection Certificate" from the Director of Fire Services or Chief Fire Officer, as the case may be, on the basis of recommendations of Divisional Fire Officer or Station Fire Officer concerned.
45. Permissible Area Standard/Norms for different parts of a Building shall be as under:-

Table 19.3: Permissible Area Standard/Norms for different parts of a Building

Habitable room	Minimum floor area Minimum width	9.50M ² 2.40M
Kitchen	Minimum floor area Minimum width	4.50M ² 1.80M
Bath room	Minimum floor area Minimum width	1.80M ² 1.20M

Water Closet (WC)	Minimum floor area Minimum width	1.10M ² 0.90M
Toilet (WC +Bath)	Minimum floor area Minimum width	2.30M ² 1.20M
Minimum width of corridor	For Residential use for other uses	1.00M 1.20M
Minimum width of stairs	For Residential use for other uses	1.00M 1.50M
Minimum width of treads without nosing	For Residential use for other uses	25 centimeter wide for internal stairs 30 centimeter wide for internal stairs case
Maximum height of riser	For Residential use for other uses	19 centimeter 15 centimeter
Provision of spiral stair case	For other uses except Residential use	Provision of spiral stair case not less than 1.50M dia with adequate head height for fire escape in addition to regular stair case
Opening	For sufficient air and light, windows and ventilators should have minimum area equivalent to 1/6 th of Floor Area	
Projections over doors, windows and ventilators	0.60M	-
Balcony Projections	1.20M wide Balcony complete open on two sides with restriction of 50% of Building frontage where minimum front Set Back is 3.00M shall be permissible. Balcony of 1.00M width shall be allowed over Set Back of 2.50M	

46. The habitable basement and attic shall be counted as independent storey.

47. The Apartments and Colonies shall be dealt with as per Regulations contained in Appendix-7 of HPTCP Rules, 2014. The powers for Registration of Promoters / Estate Agents and powers for issuance of Licenses shall vest with the Director (TCP) only and none other authorities.

48. Though minimum area of plot has been defined in Regulation II, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indra Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M² and 80 M² respectively.

49. Relaxation in setbacks, height of floors and building may be allowed in case of Government projects in the public interest. However, in case of private construction, relaxation in setbacks and height of floors only may be considered by the Competent Authority keeping in view of site condition.
50. Service floor wherever proposed for installation of plumbing and other services and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. Service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR. However, the overall height restriction of building will remain the same.

51. Change of Land Use:

Change of existing land use for Residential, Commercial, Public and semi-public and Industrial, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.

52. In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation Guidelines, 2014 of the Government of India or the National Building Code of India, 2005 shall have to be adhered to.
53. Firefighting provisions and specification shall be as per National Building Code of India, 2005.

19.3 SUB-DIVISION OF LAND REGULATIONS

The Sub-Division of land into plots amounts to “*Development*” under the Himachal Pradesh Town and Country Planning Act, 1977 as such; no person will sub-divide the land unless permitted to do so as per Rules/Regulations framed under Act *ibid*.

Similarly, no Registrar or the Sub-Registrar shall register any deed or documents of any sub-division of land, unless the sub-division of land is duly approved by the Competent Authority, as provided under Section 16 of the Himachal Pradesh Town and Country Planning Act, 1977 and the Sub-Division of Land Regulations as prescribed herein.

1. The application for sub-division of land shall be submitted as per the procedure provided under Regulation 19.1 and 19.2.
2. The General Regulations provided under Regulation 19.3 shall be kept in view while permitting sub-division of land.
3. The sub-division of land shall be permitted in accordance with natural profile/ topography as shown on the contoured map alongwith drainage of land, access, road orientation, wind direction and other environmental requirements and according to prescribed land use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of the land is ensured.
4. The development of land shall not be permitted in area where basic services like paved roads, water supply, drainage, sewerage disposal, electricity, street lighting etc. do not exists or unless the applicant undertakes that these services shall be provided at his own cost.

5. In new sub-division of land :—**Table 19.4: Sub-division of land**

(I)	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
(II)	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.
(III)	Minimum area for open/green space for the scheme having more than 5 plots	10%
(IV)	Minimum area for soak pit etc. (irrespective of number of plots).	5% of the scheme area
(V)	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.	—
(VI)	Layout of plots shall be governed by easy access having acceptable grades minimum 1 in 15 and which may not obstruct view or vista.	—

6. Minimum area of plot for detached house shall not be less than 150 square metres. In case of plot meant for row housing, the minimum area shall be 90 square metres.
7. Semi-detached house construction shall be allowed on plots upto max. 250 square metres and row housing on plots upto 120 square metres. Subject to maximum number of such plots do not exceed 8 in row after with a gap of 7.00M shall be left. Although minimum size of plot for construction in a row with two common walls, has been kept as 90 square metres, yet in exceptional circumstances, considering economic/site conditions the minimum size of plots in a row, with two common walls, up to 60 square metres for houses may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society.
8. The plots allotted by the Government under Gandhi Kutir Yojna, Indra AwasYojna and Economically Weaker Section (EWS) Schemes may be considered and permission accorded in relaxation of regulations.

19.4 REGULATIONS FOR EACH LANDUSE ZONE

The following regulations shall apply to each of the land use zones as specified below.

19.4.1 Residential Zone:**19.4.2**

- (a) **Permitted Uses.**—Plotted, (Detached, Semi-detached and Row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, home stay, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health

centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.

(b) Restricted Uses that may be Permitted on Special Grounds by Director.—Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanatoria not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses.—Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing, wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein. Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.

19.4.1.1 The General Regulations:

As laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.1.2. The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) shall be as under:-

Table 19.5: The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR)

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Max. Floor Area Ratio	Max. Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	9
1.	Detached Houses						
	(i) 150 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00

	(iii) Above 500 M ²	5.00	3.00	3.00	2.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side						
	Upto 120 M ²	2.00	1.50	-	1.50	1.75	21.00
	Above 120 M ² to 250 M ²	2.00	1.75	-	1.50	1.75	21.00
3.	Row Houses with common wall on two sides 90 M ² to 120 M ²	2.00	Nil	Nil	1.50	1.75	18.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

1. Maximum width of path/road abutting one side of plot shall be 3.00 M. In case the plot is located on existing or proposed roads/path having following Right of Ways, the front set back shall be left as under:—

Table 19.6: Maximum width of path/road abutting one side of plot

Sr. No.	Proposed Right Of Ways (in Metre)	Front Set back (from control line) (in Metre)
1	24	8
2	18	8
3	12	3
4	09	3
5	07	3

2. No projections and opening shall be provided on the sides of common wall, in case of row housing and semi detached housing. However, the owner of the plots of either side shall have an option to construct a common wall.

19.4.3 Commercial Zone:

(a) Permitted Uses.—Retail shops including business and professional offices, convenience/neighborhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.

(b) Restricted Uses that may be Permitted on Special Grounds by Director.—Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable

goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor's homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses.—Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.

19.4.2.1 The General Regulations:

The General Regulations as laid down under regulation 19.3 shall be kept in view while permitting any development in this zone.

19.4.2.2. The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) for the construction in this zone shall be as under:—

Table 19.7: The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR)

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Max. Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Booths upto 10 M ²	1.00	Nil	Nil	Nil	-	4.00
2.	Shops						
	(i) Independent Shop/ Showrooms (standalone) above 10 M ² to 30 M ²	2.00	Nil	Nil	1.00	-	6.00
	(ii) Row Shops with common wall on two sides above 30 M ² to 100 M ²	2.00	Nil	Nil	1.00	1.75	9.00
	(iii) Row Shops with common wall on two sides above 100 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(iv) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
3.	Shopping Complex						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500 M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00

	Parking (i) 500 M ² to 1500 M ² = 1.50 ECS per100 M ² of built up area (ii)1500 M ² to 4000 M ² = 2.00 ECS per100 M ² of built up area (iii) Above 4000 M ² = 3.00ECS per100 M ² of built up area						
4.	Tourism Unit (i) 250 M ² to 500 M ² (ii) Above500M ² to 1500 M ² (ii)Above 1500 M ²	3.00 5.00 7.50	2.00 4.00 5.00	2.00 4.00 5.00	2.00 3.00 4.00	1.75 1.50 1.50	21.00 21.00 21.00
	Parking (i) 250 M ² to 500 M ² = 1.00ECS per 100 M ² of built up area. (ii) Above 500 M ² to 1500 M ² = 1.50ECS per 100 M ² of built up area. (iii) Above 1500 M ² = 2.00 ECS per 100 M ² of built up area. Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. In existing built up areas like Bazaars, the building line can be maintained.						
5.	Cinema / Cineplex 4000 M ² and above	15.00	7.50	7.50	6.00	1.50	21.00
	Parking (i) 3.00 ECS per 100 M ² of built up area (ii)Other Regulations as per Cinematography Act shall also apply.						
6.	Multiplexes 4000 M ² and above	15.00	9.00	9.00	9.00	1.50	21.00
	Parking (i) Permissible within the complex. (ii)Parking space to be provided within Multiplex @ 3 ECS for every 100 M ² of built up area. (iii)Other Regulations as per Cinematography Act shall also apply. (iv)Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M ² . Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food, Outlet, Pubs, Health Spas/ Centers, Hotels and other Re-creational activities. The shopping center may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centers, Shopping Malls, Office space.						
	Note:- 1.00 ECS (Equivalent Car Space) shall mean as under:- (i) For parking in open = 23 M ² (ii) For parking in stilts or ground floor = 28 M ² (iii) For parking in basement floor = 32 M ²						
7.	Multi-level parking (i) 500 M ² to 1500 M ² (ii)Above 1500 M ² to 4000 M ² (iii) Above 4000 M ²	5.00 10.00 12.00	3.00 5.00 7.50	3.00 5.00 7.50	3.00 5.00 6.00	1.75 1.75 1.50	21.00 21.00 21.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

The Hotels/Guest Houses shall be permitted provided following regulations:—

1. The proposed Guest Houses/Hotels must have a vehicular access at least with a width of not less than 3.00M.
2. Each suit shall have an attached independent toilet.
3. If a commercial building/plot abuts on two or more streets (path/road building/ plot shall be deemed for the purpose of this regulation to phase upon the street (path/road) that has greater width.
4. Maximum width of path/road abutting one side of plot shall be 3.00 M. In case the plot is located on existing or proposed roads/paths having following Right of Ways (ROWs), the Front Set Back shall be under:—

Table 19.8: **Maximum width of path/road abutting one side of plot**

Sr. No.	Proposed Right Of Ways (in Metre)	Front Set back (from control line) (in Metre)
1	24	8
2	18	8
3	12	3
4	09	3
5	07	3

19.4.4 Industrial Zone:

(a) Permitted Uses.—Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.

(b) Restricted Uses that may be Permitted on Special Grounds by Director.—Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses.—Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

19.4.3.1. The General Regulations:

The General Regulations as laid down under regulation 19.3 shall be kept in view while permitting any development in this zone.

19.4.3.2. Type of Industry, minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building:-**Table 19.9: The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR)**

Sr. No.	Type of Industry and Minimum Plot Area	Minimum Set Back in Metres				Maximum FAR	Maximum Height in Metres from Mean Sea Level above 1000 M
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	9
1.	Small Scale Industries 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	12.00
2.	Service/Light scale Industries Above 500 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.50	12.00
3.	Medium Scale Industries Above 1000 M ² to 5000 M ²	10.00	5.00	5.00	5.00	1.25	15.00
4.	Large and Heavy Scale Industries Above 5000 M ²	15.00	7.50	7.50	7.50	1.00	15.00

Note:-

1. Service area required for pharmaceutical units or such type of Industries under requirement of Goods Manufacturing Practice (G.M.P) shall not be included for calculation of FAR, provided it is only used for utilities and services but not in any case for production.
2. For ancillary uses like security post/room shall be allowed in setback area i.e. one wall shared with the boundary wall and shall be counted in the FAR.
3. Minimum width of path/road abutting one side of plot shall be 3.00 M for small scale industries and 5.00 M for others. If the plot is located on an existing or proposed roads/paths having following Right of ways (R.O.W) the Min. front setback shall be left as under.

Table 19.10: Maximum width of path/road abutting one side of plot

Sr. No.	Proposed Right Of Ways (in Metre)	Front Set back (from control line) (in Metre)
1	24	8
2	18	8
3	12	3
4	09	3
5	07	3

19.4.3.3 Construction of cellar

(a) Construction of cellar shall not be counted as a storey and should be constructed within the prescribed setbacks and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:-

1. Storage of household or other goods of ordinarily combustible material; Minimum width of path/road abutting one side of plot shall be 5.00 M.
2. Strong rooms, bank cellars etc;
3. Air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.

(b) The cellar shall have following requirements:-

1. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
2. Every cellar shall be, in every part, at least 2.40 M in height from the floor to the underside of the roof slab or ceiling;
3. Adequate ventilation shall be provided for the cellar and any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans and air conditioning system etc;
4. The minimum height of the ceiling of any cellar shall be 0.90 M and the max. 1.20 M above the average surrounding ground level;
5. Adequate arrangements shall be made such that surface drainage does not enter the cellar;
6. The walls and floors of the cellar shall be watertight and be so designed that the effects of the surrounding soil and moisture if any, are taken into account in design and adequate damp proofing treatment is given;
7. The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floor. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be enclosed type, serving as a fire separation from the cellar floor and higher floors. Open ramps shall be permitted, if they are constructed within the building line subject to the provision of clause (v) above;
8. In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50.00 square metres in area and each compartment shall have proper ventilation provision and the cellar partition shall however, conform to the norms laid down by the Fire Services; and
9. In no circumstances, construction of Toilet, Bath and Kitchen etc. shall be allowed in the cellar.

19.4.5 Public and Semi- public:

(a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, baratghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre,

telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) Restricted Uses that may be Permitted on Special Grounds by Director.—Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited.—Uses—Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.

19.4.4.1 The General Regulations:

The General Regulations as laid down under regulation 19.3 shall be kept in view while permitting any development in this zone.

19.4.4.2 Minimum Plot area, setback, FAR of Public and Semi Public use.

The Minimum plot area, minimum setback, maximum floor area for public and semi public Educational buildings, police/fire station, medical, community hall, Library/Religious Building, Govt. & Semi Govt. Offices shall be governed by the following table:-

Table 19.11: The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR)

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1.	250 M ² to 500 M ²	3.00	2.00	2.00	2.00	2.00	21.00
2.	501 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.75	21.00
3.	1001 M ² to 5000 M ²	10.00	5.00	5.00	5.00	1.50	21.00
4.	Above 5000 M ²	15.00	7.50	7.50	7.50	1.50	21.00

***Note.**—The Maximum height of building further be depicted by the General Regulation clause No 2.

1. In case of petrol/diesel filling stations, the layout plan/norms prescribed for setbacks etc. by the Indian Oil Corporation (I.O.C.) shall be adopted. However, on and State Highways the front setbacks shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan(I.O.C.) then the sides and rear setbacks shall be kept as 2.00M.
2. In the case of Godowns for Liquefied Petroleum Gas (LPG) cylinders. The norms as prescribed by the Oil and Natural Gas Commission (O.N.G.C.) shall be adopted. However, on National Highway and State Highway the front setbacks shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) then the sides and rear setbacks shall be kept as 2.00M.
3. The set back shall not be applicable to services like Electric Sub-Stations, Road side infrastructure/facilities such as rain shelters, landscaping/auto services etc. which have specially been permitted by the H.P. Public Works Department (Building and roads) in the acquired width of roads.

4. In case of existing institutional buildings, Govt./Semi Govt. office buildings in zones other than this zone the permission on special ground may be given by the Director to construct such institutional buildings according to the requirements and regulations of that particular zone.
5. Minimum width of path road abutting one side of plot shall be 3.00M. In case the plot located on existing or proposed roads/path having following Right of Ways (ROWs), the Front set back shall be left as under:-

Table 19.12: Maximum width of path/road abutting one side of plot

Sr. No.	Proposed Right Of Ways (in Metre)	Front Set back (from control line) (in Metre)
1	24	8
2	18	8
3	12	3
4	09	3
5	07	3

19.4.6 Parking and Open Spaces Zone:

(a) Permitted Uses.—Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multi-use, swimming pool, special recreation and special educational areas, library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

(b) Restricted Uses that may be Permitted on Special Grounds by Director.—Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses.—Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.

19.4.5.1. The General Regulations:

The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

In case of construction of any building incidental to parks and open spaces use such stadium, sports room etc. the regulations as applicable to the public and semi public zone as envisaged under regulation 19.4.4.2 shall also be applicable to this zone.

19.4.7 Traffic & Transportation Zone:

The general regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

In case of construction of any building incidental to Traffic & Transportation use, such as convenient shopping hotel, warehousing, waiting hall etc. the regulations as applicable to commercial Zone shall also be applicable to this zone as envisaged under regulation 19.4.2.

19.4.8 Agriculture and Water Bodies Zone:

- (a) **Permitted Uses.**—Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) **Restricted Uses that may be Permitted on Special Grounds by Director.**—Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor's camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses.**—All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.

19.4.7.1 The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.5 REGULATION FOR EXEMPTED AREA

Regulations of Prescribed Limits for Development Activities Exempted under Section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977)

I. Residential Buildings and Farm Houses

- | | | |
|--------------------------------|---|---|
| (i) Maximum floor area | = | 600.00 M ² |
| (ii) Maximum number of storeys | = | 3 Nos +1 Parking floor wherever feasible. |

Note:- The applicant may have a maximum floor area of 600.00 M² distributed over not more than three storeys.

II. Commercial Use

- | | | |
|--------------------------------|---|---|
| (i) Maximum floor area | = | 100.00 M ² |
| (ii) Maximum number of storeys | = | 2 Nos. +1 Parking floor wherever feasible |
| (iii) Minimum access | = | 3.00 M |
| (iv) Parking | = | For loading, un-loading and parking purpose suitable community parking space has to be arranged by the Shop owners. |

Note:- The applicant may have a maximum floor area of 100.00 M² distributed over not more than two storeys.

III. Service Industries

- | | | |
|------------------------|---|--|
| (i) Maximum floor area | = | 100.00 M ² |
| (ii) Number of storeys | = | 1 No. +1 Parking floor wherever feasible |
| (iii) Minimum access | = | 3.00 M |
| (iv) Parking | = | For loading, un-loading and parking purpose suitable community parking space shall have to be ensured by the Industrialists. |

IV. Public Amenities

- | | | |
|---|---|--|
| (i) Maximum floor area | = | As per requirement of the particular amenity. |
| (ii) Maximum Number of storeys | = | 3 Nos. +1 Parking floor wherever feasible |
| (iii) Minimum access | = | 3.00 M |
| (iv) Parking | = | @ 0.50 to 1.50 equivalent car space per 100 M ² of floor area. |
| (v) Play fields in case of educational building | = | 0.20 Hectare to 1.60 Hectare is Desirable, however, as per availability of land. |

V. Other Imperatives

- (i) Structural safety and seismic proofing including soil investigation should be ensured.
- (ii) Attic and basement/mezzanine shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured.
- (iv) No construction shall be raised within a distance of 3.00 Metres from the edge of the roads in respect of village roads.
- (v) No construction shall be raised within the controlled width of major District roads.
- (vi) Minimum Set Back of 3.00 M from the controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act, 1968 shall be kept.
- (vii) Minimum Set Back of 2.00 M in front and 1.50 M in sides and rear side and from the adjoining property, Government land and 5.00 M from Forest land shall have to be maintained.
- (viii) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.

Table 19.13: Adequate distance from the electric lines

Electricity line	Vertical distance (Metre)	Horizontal distance (Metre)
Low and medium voltage lines and service lines.	2.50	1.20
High voltage lines upto and including 11000V	3.70	1.20
High voltage lines above 11000V and upto and including 33000V	3.70	2.00
Extra High voltage lines beyond 33000V	3.70 (Plus 0.30 M for every additional 33000 V or part thereof.	2.00 (Plus 0.30 M for every additional 33000 V or part thereof)

- (ix) The applicant shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall not exceed 3.50 Metres.
- (x) Provision of Rain Water Harvesting structure @ 20 Liters per M² of roof area (not less than 200 M²) should be made.
- (xi) Septic Tank and Soak Pit should be constructed.
- (xii) Preference shall be given for Solar Passive Building Design. Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.
- (xiii) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

VI. Remarks

- (i) The benefit of above exemptions shall only be available to the residents and original inhabitants of the areas, who owned the property at the time of commencement of the Act and their natural heirs only and not to the persons who purchased land in rural areas.
- (ii) Any person intending to carry out development activities exempted under section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) shall give information on simple paper alongwith a copy of original jamabandi and original tatima to the concerned Panchayat before carrying out development activities. The concerned Panchayat after verifying the documents, shall grant No Objection Certificate (NOC) to the applicant under section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) for obtaining service connections.
- (iii) In case of any constraints as per the site conditions in maintaining setbacks, or any other regulations the Director or the concerned officer vested with the powers of the Director may relax the same. In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code of India shall have to be adhered to.

19.6 EASE OF DOING BUSINESS

To ensure Ease of doing Business, application for all kind of permission shall be received online for fast-tracking building permission and to streamline the planning permission process all

kind of building are further classified according to the risk matrix depending upon various vulnerability factors as per under :-

Table No.19.14: Risk Based Classification of Buildings

Sr. No.	Risk	Buildings	Planning Permission Time
1	2	3	4
1.	Residential Building		
a)	High	Group Housing Schemes, above 3 Storey buildings, buildings on slopes more than 30°, any building raised on landfill, reclaimed land, sinking sliding zones. Building within horizontal distance Upto 25 meter from HFL as prescribed in Rules, building with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
b)	Moderate	All 2-3 storey buildings, buildings on slopes above 15° and upto 30°	Within 30 days
c)	Low	Single Storey buildings constructed on slope less than 15°	Within 20 days
2.	Commercial Building		
a)	High	Commercial Shopping Complexes, Multiplexes. Tourism Units, Marriage palaces, Automobile, Showrooms, any building raised on landfill, reclaimed land. Sinking sliding zones, buildings within the minimum prescribed setback from HFL as prescribed in Rules, building with communication towers and building falling under the corridor of HT/LT lines.	Within 60 days
b)	Moderate	Double Storey shops	Within 30 days
c)	Low	Single storey shops	Within 20 days
3.	Industrial Building		
a)	High	Building above two storeys, any building above 10 meters height, any building raised on landfill, reclaimed land, sinking sliding zones, buildings within the minimum setback from HFL as prescribed in Rules, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
b)	Low	Single storey building of 10 meters or less than 10 meters height.	Within 20 days

4.	Publics/Semi-public		
a)	High	All buildings except for the buildings mentioned under low Risk category	Within 60 days
b)	Low	Toilets, rain shelters, pump houses and crematoriums.	Within 20 days
5.	Mixed Land use Building		
a)	High	All buildings	Within 60 days

Note:-

The High Risk and Moderate Risk category of construction shall be supervised by the Registered Private Professionals and the structural safety certificate and design shall be submitted by Registered Structural Engineers.

19.7 ABADI DEH

Unless otherwise specified under all the above regulations no planning permission shall be required for village “*Abadi Deh*” as defined in the revenue record in Abadi Deh area shall continue to be covered/governed as per existing conventions. Changes of landuse for development in this zone, other than a farm house can be permitted only exceptional case subject to following conditions:-

A simple application shall be submitted to the Director for construction of two storeys structures with two metres setbacks on all sides for self-employment activities e.g. Shop Atta Chakki, Poultry Farm, Dairy, Godowns and small scale industry promoting agriculture. The application shall contain the following description:-

- 1.Name and Father's name of the applicant alongwith correspondence and permanent address.
- 2.Description of land and activity proposed.
- 3.A location/Site plan describing the exact location of the site (with or without scale)
- 4.Line plan of the proposed construction (Scale 1:100). However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

19.8 RIVER FRONT AREA

This zone has been demarcated to comply with the orders of the Hon'ble High Court of Himachal Pradesh and subsequent report of the 'Expert Group' adopted by the said Hon'ble Court. The area is as under:-

- a. The land below the High Flood Level (HFL) shall be treated as river land and no construction activities of any kind except erosion checking measures shall be allowed in this belt.
- b. Beyond the HFL, a belt of 25 M width along bank of river Satluj shall be developed exclusively as a “Green Zone” by the Department of Forest. No construction/development other than one related to soil conservation, afforestation, landscaping for tourism and public utilities such as lines of movement, water pump houses, sewerage treatment plants, solid waste management plants shall be allowed in this zone.

- c. Beyond 25.00M width from HFL on bank of river Satluj, the development activities shall be as per provision of this Development Plan.

19.9 FOREST AREAS

Every effort shall be made to preserve and protect the existing forest areas. While Government forests are expected to maintain their status-quo, the private forests shall also be preserved and protected.

Activities promoting afforestation, wild life, picnics and tourism alone shall be permissible. Under tourism only such activities shall be allowed whereby tented, temporary, small and make shift accommodations are proposed with prior permission of the Forest Department. Felling of trees shall not be allowed for any of the activities mentioned above.

19.10 INFORMATION TECHNOLOGY PARKS REGULATIONS

A regulation for development of Information Technology Park is as under:-

(i) Slope

Buildings of Information Technology (IT) Park shall be allowed up to 30° slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

(ii) Land Use Structure of Complex

Table No.19.15: Land Use Distribution

Sr. No.	Land Use Structure	Maximum limit
1.	Total Covered Area (i) IT related activities (ii) Commercial (iii) Recreational (Indoor) (iv) Residential	50% 22% to 44% 1% to 5% 1% to 3% 9% to 15 %
2.	Parks and Tot Lots	8% to 12%
3.	Area under Traffic and Transportation	16% to 20%
4.	Area under Set Backs and other Open Spaces	20% to 24%

(iii) Means of Access

- (i) The access to the site of IT Park area shall not be less than 5.00 M wide.
(ii) Provisions of internal roads shall be as under:-

Table No.19.16: Specification of Internal Road

Sr. No.	Width	Length
1.	9.00 M	Up to 1000.00 M
2.	12.00 M	Above 1000.00 M

(ii) Parking Provision

1. Residential = @ 1.00 car space per 75 M² floor area
2. Commercial = @ 1.50 car space per 75 M² floor area
3. Office Use = @ 1.25 car space per 75 M² floor area

- | | |
|--------------------------------|---|
| 4. Hardware Manufacturing Unit | = @ 1.00 car space per 60 M ² floor area |
| 5. Software development/ITES | = @ 1.00 car space per 40 M ² floor area |

Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab.

(iii) Maximum Floor Area Ratio (FAR)

Maximum Floor Area Ratio (FAR) shall be 1.75.

(iv) Maximum Height of Buildings

Maximum height of buildings for IT and related activities shall be 21.00 M.

(v) Set Backs

1. Block to Block distance shall be $\frac{2}{3}$ rd of average height of the Blocks.
2. Distance of structures from the adjoining properties and side Set Backs shall not be less than $\frac{1}{3}$ rd of the height of the Blocks.
3. Minimum 3.00 M distance from internal roads shall have to be maintained.

(vi) Expansion Joints

The structures exceeding 45.00 M in length shall be divided by one or more expansion joints as per the Structural Design calculations.

(vii) Structural Stability

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered, as enshrined in section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014.

(viii) Environment and Health

1. Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters. In case of residential structures, kitchen and services shall have to be provided along the external walls. However, if the water closets and bath rooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 M² with minimum one dimension of 1.50 M.
2. The Developer shall ensure prior environmental clearance under the provisions of the Environment Protection Act, 1986 from the Competent Authority, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

(ix) Safety Measures

1. In case of buildings above 15.00 M height, No Objection Certificate from the Director of Fire Services or Chief Fire Officer, as the case may be, shall be required.
2. The provision of stair cases shall be as per clause *‘‘4.6.2’’ of Part-IV of the National Building Code of India i.e. minimum two stair cases for floor area of more than 500 M². At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in each flight.
3. Provision for lift shall be optional upto 3 storeys and 1 parking floor. However, for more than 3 storeys and one parking floor, it shall be mandatory requirement. The Developer

shall make provision of power back up for the lift and general lighting within and outside the building at his own cost.

4. Provision for proper Fire Hydrants shall have to be made in the Complex and the layout, showing position and location of the same. It shall be made available to the nearest Fire Office.

(x) Potable Water Supply and Rain Water Harvesting

1. No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI&PH) regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
2. Adequate provision for rain water harvesting structure, @ 20 Liters per M² of the roof top area, shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

(xi) Parks and Tot Lots

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks; proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

(xii) Existing Trees and Plantation

1. No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
2. Plantation shall be ensured @ 125 trees per Hectare.

(xiii) Distance from Natural Drainage

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Development Plan. In other areas, no construction shall be allowed in parcel of land prone to floods.

(xiv) Distance from Roads

Minimum distance of structures from National Highways, State Highways, Himachal Pradesh Public Works Department (HPPWD)'s Scheduled roads, Bye-Passes and other District roads shall be 15.00 M.

(xv) Distance from Electric Lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the Competent Authority shall also be required, if HT/LT line is crossing through the Complex.

(xvi) Assessment of Power Requirement

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the HPSEB Ltd. and accordingly No Objection Certificate (NOC) along with verification at site shall have to be furnished.

(xvii) Development of Infrastructure and its Maintenance

1. The Developer shall construct roads and drains, lay electric and sewerage lines and shall make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on the sides of the internal roads.
2. The Developer shall provide street light poles each at a distance of 30.00 M on either side of the roads.
3. The provision of community water reservoir has to be made in the Complex.
4. All the infrastructural services shall be maintained by the Developer, till such time when a Society is formed and got registered by the stakeholders and residents of the Complex or a Municipality or Gram Panchayat takes over the maintenance pursuits of the area.

(xviii) Supervision

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

(xix) Integration

Proper integration of the IT park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

(xx) Preservation of Local Heritage and Hill Architecture

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

(xxi) Other Regulations and instructions as issued by the Government from time to time shall be adhered strictly.**19.11 SOLAR PASSIVE BUILDING DESIGN REGULATIONS****I. Scope**

The Solar Passive Building Design shall be required in the following type of buildings:-

- a. All the Government and Semi-Government buildings.
- b. Public and Semi-Public Institutions including Educational, Health, Community Centres, Banquet Halls, Inns and buildings of Autonomous Bodies.
- c. Urban Local Bodies and Panchayati Raj Institutions.
- d. Residential buildings in Urban and Urbanisable Areas.
- e. Residential Colonies and Apartments.
- f. Commercial complexes and buildings related thereto including Hotels, Resorts, Lodges and Guest Houses.
- g. Industrial buildings and complexes thereof.
- h. Transport buildings such as Airport Terminals, Bus Terminals, and Railway Stations etc.
- i. New Townships.

II. Building Map

The map for the proposed building should accompany a statement giving detail of specifications of solar passive heating and cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building should also be mentioned.

III. Site Selection

The site should preferably be selected on southern slopes or sunny side. Availability of sun shine duration during the winter months of December to March should also be mentioned.

IV. Orientation

The longer axis of the building should preferably lie along east-west directions to trap maximum solar energy during winters.

V. Planning of Spaces

The main habitable spaces of a building may be planned and designed in such a manner, so that natural day light is available. The stair cases, garages, toilets and stores may be planned

preferably on northern side. Minimum door and window openings on north side be proposed to avoid heat losses. In order to capture maximum heat in winters, maximum glazing be proposed on southern side. Glazing in proportion to total surface area of outer wall should not exceed more than 50% in mid-altitude regions i.e. 1500 M to 2200 M and not more than 70% in high altitude regions i.e. 2200 M and higher.

VI. Integrating Solar Heating Systems in Building Designs

- a. Passive solar heating systems like solar air heating, water heating, sun space, solar walls, space heating, green houses and solar trombe wall etc. shall be integrated in the building design, wherever possible on southern side, so as to allow maximum direct solar access to these systems.
- b. The suitability of space heating systems to be installed or incorporated in the design of a solar passive building is to be decided by the registered Town Planner/Architect/Engineer/ Designer/Solar Expert in accordance with building site, climate and space heating requirements.

VII. Solar Photovoltaic Panel (SPV) for Lighting

Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized.

VIII. Solar Passive Cooling Design Features

The ventilation and Solar Passive cooling features may be incorporated wherever required as follows:

- 1. Cross Ventilation:** Windows on opposite sides of rooms may be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern side may be fixed with overhangs of adequate height and width to provide shade during the summers.
- 2. Colour and Shading:** The external surface of the wall may be painted with white or light colours to reflect instant solar radiation.
- 3. Ground Embankments:** Ground floor may be provided with earth berming upto a height of around 1.00 M for taking the advantage of constant temperature of the earth throughout the year.
- 4. Outside Temperature:** Outside temperature may be modified by landscaping.

IX. Reducing Thermal Losses

The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

X. Outer Wall Thickness

Outer walls of the building should be made at least 0.23M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and vice-versa.

XI. Installation of Solar Assisted Water Heating System in Buildings

1. The capacity of the solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted alongwith provision of solar water heating system.-
 - (a) Hospitals and Nursing Homes.

- (b) Hotels, Lodges, Guest Houses, Group Housing or Apartments on an area of more than 1000 M².
 - (c) Hostels of Schools, Colleges, Training Centres and other Institutions.
 - (d) Barracks of Police.
 - (e) Functional Buildings of public institutions like Airports, Bus Stands and Railway Stations.
 - (f) Community Centres, Banquet Halls and buildings for similar use.
 - (g) Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.
2. (a) New buildings should have open space on the roof top which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kg per M². All new buildings of above categories must complete installation of solar water heating system before putting the same in use.
 - (b) Installation of solar assisted water heating systems in the existing building as given in Regulation 11.1 shall be required at the time of change of building use to above said categories, provided there is a system or installation, for supplying hot water.
 3. Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
 4. All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.
 5. Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.
 6. The solar water heating system has to be integrated preferably in roof of the building, wherever possible, so that the panels become integral part of the roof. The solar air /water collectors/ greenhouses / sunspaces on the roof for receiving maximum solar radiation will be allowed.

19.12 BARRIER FREE REGULATIONS FOR PWD (Persons With Disabilities)

Barrier free environment for the Persons with Disabilities regulations is as under:-

(I) Site Planning

Every public and semi-public building shall have at least one access to main entrance/exit to Disabled which shall be indicated by proper signage. This entrance shall have approach through Ramp together with stepped entry. The ramp should have a landing after 9 M run and in front of the doorway. Minimum size of landing shall be 1000x2000 mm.

(II) Access Path/Walkway

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any step. Slope if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose colour texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair Curbs wherever provided should blend to common level.

(III) Parking Provision

- (a) Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.

- (b) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

(IV) Approach to Plinth Level

- (a) Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm with maximum gradient of 1:12 between top and bottom of the ramp. Length of ramps shall not exceed 9.00 Metres having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- (b) For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrails on both sides of the stepped approach similar to the ramped approach shall be provided.

(V) Entrance Door

Minimum clear opening for the entrance door shall be 1000 mm.

(VI) Corridor Connecting the Entrance/exit

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall views of the specific building can be provided to visually impaired persons either by a person or signs shall be provided as follows:-

1. Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
2. The minimum width shall be 1500 mm.
3. In case there is a difference of level, slope ways shall be provided with a gradient of 1:12.
4. Handrails shall be provided for ramps/slope ways.

(VII) Lift

For the buildings with more than 15.00 M in height one lift shall be provided for the wheel chair user with the following clear dimensions:-

- Clear internal depth 1100 mm.
- Clear internal width 2000 mm.
- Entrance door width 910 mm.

A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800mm x 2000 mm or more. Operational details of lift shall conform to the National Building Code of India.

(VIII) Toilets

One special toilet in a set of toilets shall be provided for use of handicapped with following specifications:-

- (a) Provision of washbasin near the entrance.
- (b) The minimum size shall be 1500 mm x 1750 mm.
- (c) Minimum clear opening of the door shall be 900 mm and the door shall be swinging/sliding Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- (e) The W.C. Seat shall be 500 mm from the floor.

(IX) Refuge Area

Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheel chairs. The alarm switch should be installed between 900 and 1200 mm from the floor level.

19.13 REGULATIONS FOR COLLECTION OF RAIN WATER

The collection of rain water from the roof tops of the buildings shall be compulsory where the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) on operation in the State as under:-

1. For all the buildings existing or proposed having roof top area more than 200M² for construction in future.
2. The Guidelines for capturing, storage, integration and distribution of rain water shall be as under:-
3. The Rain Water Harvesting Structures are allowed to be constructed in setbacks below ground level. If the storage is desired at any level above around level, it has to be away from setbacks within the permitted covered area.
4. The community Rain Water Harvesting Structure shall also be permissible.
5. Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.
6. The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, and gardening apart from domestic usages.
7. No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalised.
8. The minimum capacity of Rain Water Harvesting Structure shall be worked out @ 20 Ltr per square Metre of the roof top area.
9. Violator shall be liable for disconnection of Public Water Supply connection.
10. The owners of existing buildings without Rain Water Harvesting System shall have to install in Water Harvesting System within eighteen months after coming into the operation of these Regulations.

19.14 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES**1. Site selection**

The site may be selected in such area which is going to be proposed for Residential Use and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. in its vicinity.

2. Check List

A Check list showing Regulatory provisions and fulfillment thereof shall have to be submitted alongwith the proposal for Apartments as under:-

Table No.19.17: **Check List for Apartments**

Sr. No.	Description	As per Regulations	As proposed
1.	Scheme Area.		
2.	Slope of Area.		
3.	Means of Access.		
4.	Land Use Structure.		
5.	Coverage (i) Under Flats (Block wise). (ii) Under other uses (Block wise).		
6.	Total Built up Area.		

7.	Floor Area Ratio (FAR).		
8.	No. of storeys in each Block.		
9.	Height of each floor.		
10.	Total Height of Block.		
11.	No. of Flats/Dwelling Units in each Block.		
12.	Total Population.		
13.	Density per Hectare.		
14.	Detail of facilities like school, health services etc. with respect to population.		
15.	Parking provision.		
16.	Structural Stability Certification.		
17.	Distance of structures from natural drainage.		
18.	Distance of structures from Highways and other District Roads.		
19.	Distance of structures from HT/LT lines.		
20.	No Objection Certificate of competent authority of the Himachal Pradesh State Electricity Board Limited in case HT/LT line is crossing over/ nearby proposed site.		
21.	No Objection Certificate of the competent authority of National Highway / Himachal Pradesh Public Works Department or Local Bodies for approach to the proposed project as the case may be.		
22.	No Objection Certificate of the competent authority of Himachal Pradesh Forest Department.		
23.	No Objection Certificate of the competent authority of Himachal Pradesh Irrigation and Public Health Department or consent of Central Ground Water Authority regarding use of ground water.		

24.	No Objection Certificate of the competent authority of Himachal Pradesh Fire Services Department.		
25.	No Objection Certificate of the competent authority of Urban Local Bodies/Panchayats.		
26.	Provision of Rain Water Harvesting Structure.		
27.	Arrangement for disposal and treatment of solid waste, sullage, sewage, sewerage and storm water.		
28.	Provision for street lighting.		
29.	Name of the registered Town Planner / Architect/Engineer with full correspondence address, appointed for the job.		
30.	Name of the registered Structural Engineer with full correspondence address, appointed for the job.		

3. Size and shape of scheme area

The cases for permission of Apartments shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads.

4. Slope

Apartment shall be allowed upto 30° slopes.

5. Land use structure of a colony

Table No.19.18: Land Use Distribution

Sr. No.	Land Use	Percentage of Total Area
1.	Area under Apartments	30 - 35
2.	Commercial	02 - 03
3.	Public and Semi- Public	06 - 10
4.	Traffic and Transportation	10 - 15
5.	Parks and Open Spaces	10 - 15
6.	Area under Set Backs, pavement, plantation and landscaping etc.	Balance
Total		100

Provided that Director may, for the reasons to be recorded in writing revise the percentage prescribed above keeping in view the location of the colony/project.

Note:-

Under Commercial Use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion. In case Public and semi-Public amenities like schools, health centres etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given in the **Check List** at Regulation 2. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ tot lots etc. shall have to be made in every Scheme.

6. Means of Access

- (i) The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less the 5.00M and for population above 1000 persons shall not be less than 6.00M.

However, in case of low-rise, low-density and isolated vacation group housing projects an access / approach not less than 3.0 M can be considered. Such a project shall have an overall F.A.R. of not more than 1.0 and maximum building height of 10M.

- (ii) Width and length of means of internal access for Colonies shall be as under:-

Table No.19.19: **Specification of Internal road**

Sr. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	400
2.	7.50	Above 1000

- (iii) Promoter shall endeavor to provide footpaths within the prescribed width of roads/ lanes as above along with the main roads/ lanes.

7. Parking Provision

Parking provision shall have to be provided @ one vehicle i.e.18.00 M² area per 100 M² floor area. Maximum height of parking floor shall be 3.00 Metres including the depth of beam below the ceiling of the slab.

8. Maximum Floor Area Ratio (FAR) shall be 1.75.

9. Floor Height and Maximum Height of Building

The minimum floor height of Apartments may vary from 3.00 M to 3.50 M. However, the overall height of the building shall not exceed 25.00 M including sloping roof in hilly areas of the State. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 30° slope of the roof. The height of the Block shall be measured from plinth of the Block to the ridge of the roof including parking and roof. The minimum slope of the roof/ dormer shall not be less than 30°. The colour of the roof shall

be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

10. Set Backs

The Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 6.00 M. Distance of Apartments from the adjoining properties and side Set Backs shall not be less than 1/4th of the height of the respective adjacent Block subject to minimum of 3.00 M. All the projections of the Apartments including any appurtenant shall be at a minimum distance of 1.00 M. from footpath or 2.00 M. from the roads/ lane.

11. Structural Stability

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla.

12. Environment and Health

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if the Water Closets (WCs) and bath rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:-

Table No.19.20: Size of Ventilation Shaft

Sr. No.	Height of Buildings (in Meter)	Size of Ventilation Shaft (in square metres)	Minimum one dimension of the Ventilation Shaft (in Metre)
1.	Upto 10.00	1.20	0.90
2.	Upto 12.00	2.80	1.20
3.	Upto 18.00	4.00	1.50
4.	24.00 & above	5.40	1.80

- (ii) In view of Notification No. S.O. 801 (E) dated 7.7.2004 of the Ministry of Environment and Forests, Government of India, New Delhi and accordingly further directions of the State Government circulated vide letter No. STE-A (3)-11/2003 dated 28.3.2005, in case of population more than 1000 persons or discharging sewage more than 50 Kilo Liter per Day (KLD) or above or with an investment of Rs.50 Crores or above, the Promoter has to ensure the Environmental Clearance from the Government of India, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

13. Safety Measures

- (i) In case of buildings above 15.00 M of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required.

- (ii) The provision of stair cases shall be as per clause *4.6.2 of Part-IV of National Building Code of India i.e. minimum of 2 stair cases for floor area of more than 500 M². Atleast one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in one flight.
- (iii) Upto 4 storeys and 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.
- (iv) Adequate system of fire hydrants/ fire fighting systems to the satisfaction of Director General, Fire Services or Chief Fire Officers or the District Level Fire Officer, as the case may be, shall be required.

14. Potable water supply and rain water harvesting

- (i) No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department(HPI& PH), regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
- (ii) Adequate provision for rain water harvesting structure @ 20 Liters per M² of the roof top area shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

15. Parks and open spaces

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks; proper landscaping of the Apartment area in accordance with the design shall be ensured by the Promoter.

16. Existing trees and plantation

- (i) No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
- (ii) The Promoter shall ensure plantation of trees at least equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted.

17. Distance from Natural Drainage

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Development Plan. In other areas, no construction shall be allowed in parcel of land prone to floods.

18. Distance from roads

Distance of structures from roads shall have to be adhered as under:-

- | | |
|--|-----------|
| (i) National/ State Highways/ Himachal Pradesh Public Works Department's | |
| Scheduled Roads and Bye-passes | = 15.00 M |
| (ii) Other District Roads. | = 10.00 M |
| (iii) Other Roads | = 5.00 M |

19. Distance from Electric Lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.

20. Assessment of Power Requirement

In case, power assessment exceeds 50 KW, proper space for installation of electricity Transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) and accordingly No Objection Certificate (NOC) alongwith verification at site shall have to be furnished.

21. Reservation for Economically Weaker Sections, Low Income Groups of Society and Bonafide Himachalis

The promoter shall have to ensure the reservation for Economical Weaker Section (EWS), Low Income Group (LIG) of the society and Bonafide Himachalis as prescribed in the Rule 56 of the Himachal Pradesh Town and Country Planning Rules, 2014.

22. Development of Infrastructure and its maintenance

The Promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on sides of the road and the same have to be ascertained by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla during the course of development at site. The Promoter has to provide street light poles, each at a distance of 30.00 M on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained till such time that a Society is formed and got registered by the residents of the Scheme or Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, undertakes the maintenance pursuits of the area.

23. Control on Registration of Apartments and Release of Service Connections

The Sub-Registrar shall not register sale deed of a Flat/ Apartment which has been constructed in violation of an approved plan. Similarly, the Himachal Pradesh State Electricity Board Limited as well as Himachal Pradesh Irrigation and Public Health Department shall not release any service connection without obtaining No Objection Certificate (NOC) of the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under provision of section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977).

24. Supervision

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

25. Integration

Proper integration of the Apartment area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

26. Preservation of the Natural Hill Profile

Promoter shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall not exceed 3.50 Metres.

27. Preservation of Local Heritage and Hill Architecture

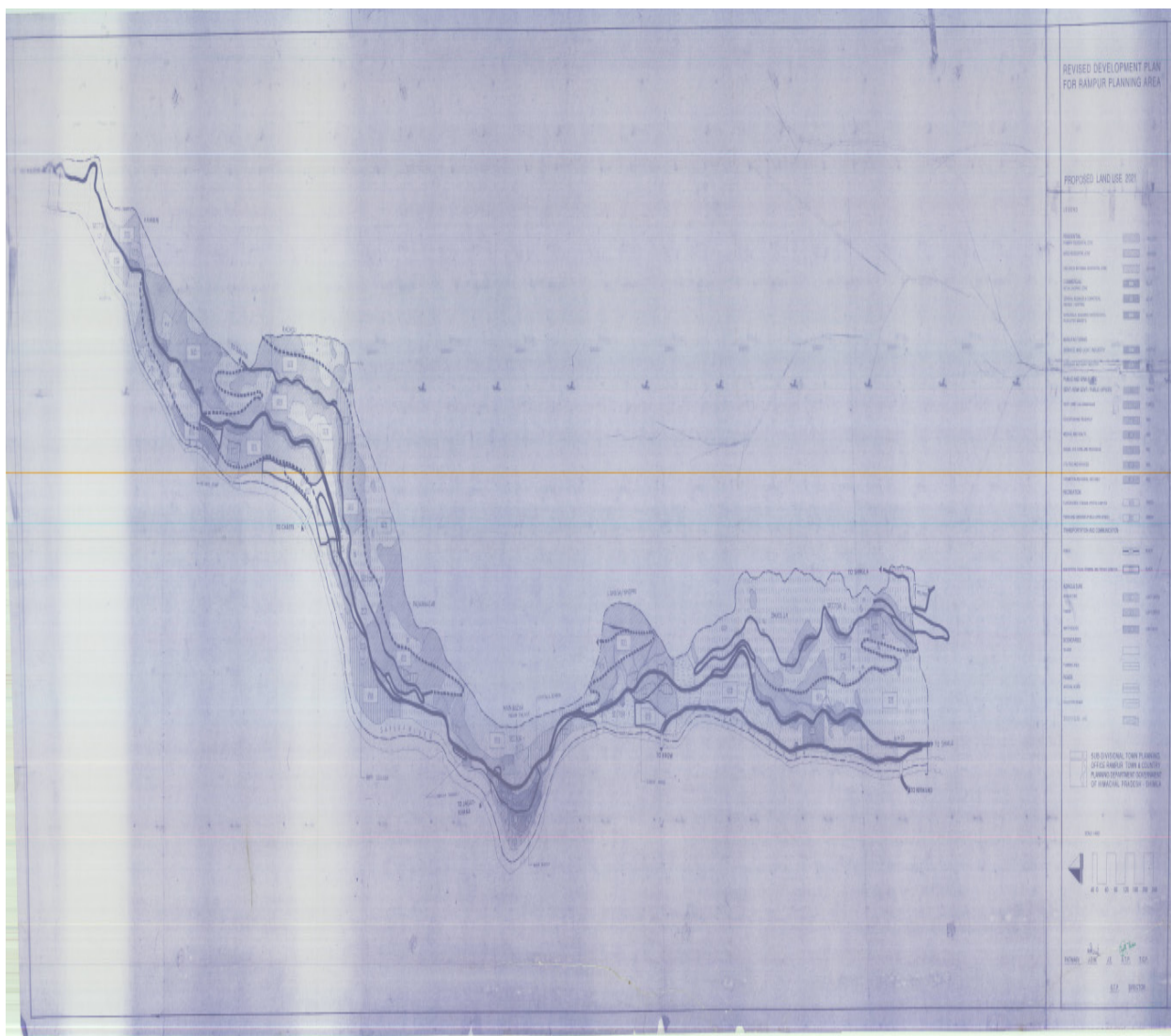
As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

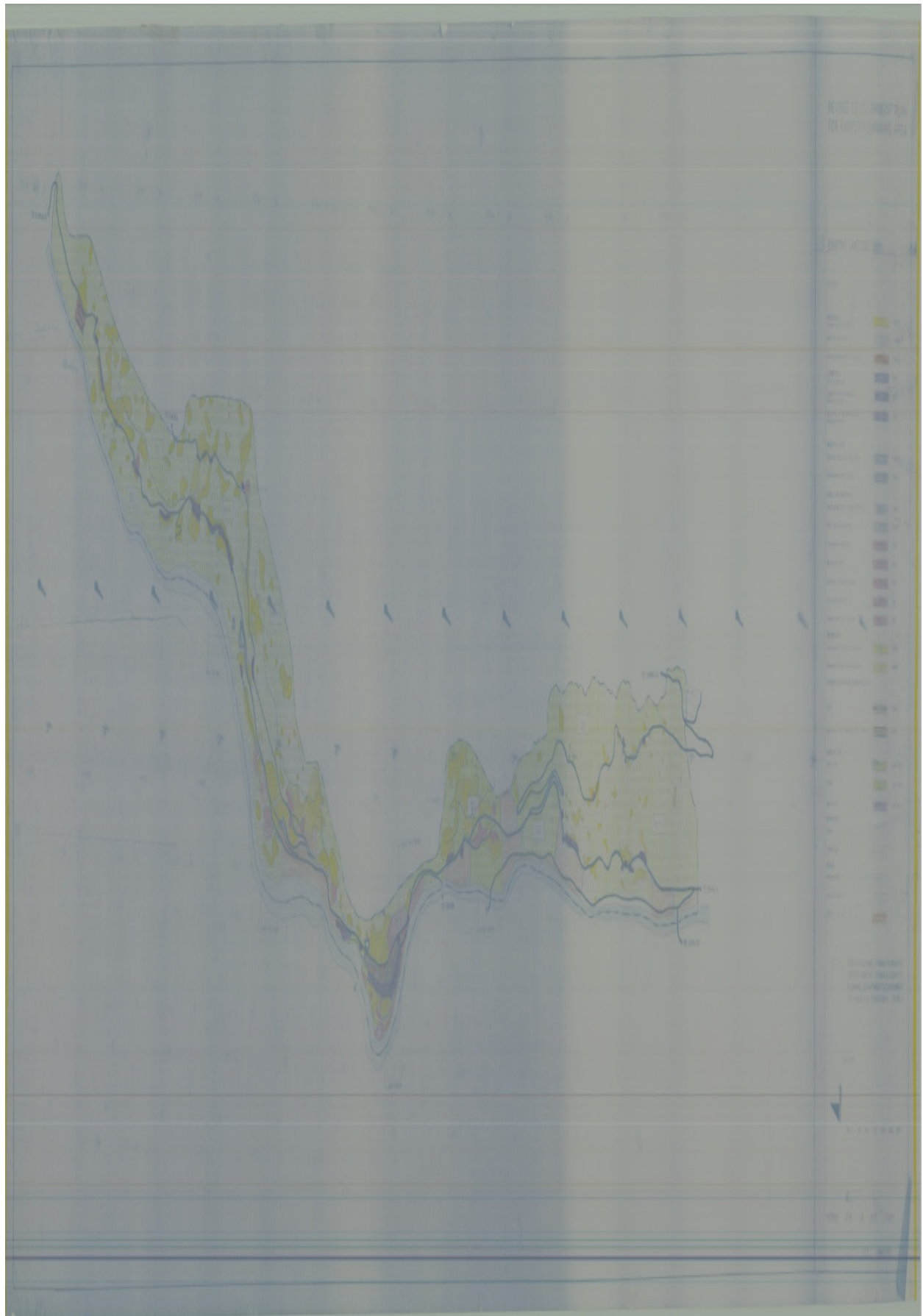
28. Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines

In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2005 of India shall have to be adhered to.

19.15 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS

The Policy communicated by the Department of Information Technology, Govt. of Himachal Pradesh Shimla shall be applicable to the Planning Area subject to the condition that minimum setbacks as applicable for residential buildings in the Planning Area shall be applicable, in case tower is installed on ground. A Structural Stability Certificate of the building shall be mandatory for roof top towers and towers erected on ground.





ब अदालत विवाह पंजीकरण अधिकारी, बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0

1. अमरजीत सिंह सपुत्र श्री नन्द लाल, गांव कुढ़ार, डा0 सलौणी, तहसील बड़सर, जिला हमीरपुर, हि0 प्र0।
2. मन्जू वाला सुपुत्री श्री राज कुमार, गांव त्यासर, डा0 लठियाणी, जिला ऊना, हि0 प्र0
प्रार्थी।

बनाम

आम जनता

प्रतिवादी।

आम जनता को सूचित किया जाता है कि प्रार्थी एक व दो ने इस न्यायालय में विवाह पंजीकरण करवाने का आवेदन किया है। अतः इस इशतहार द्वारा आम जनता व उपरोक्त आवेदनकर्ता के माता-पिता को इस विवाह के पंजीकरण बारे एतराज हो तो दिनांक 03-10-2017 या इससे पूर्व प्रातः 10.00 बजे तक इस न्यायालय में आपत्ति दर्ज करवा सकते हैं। इस तिथि के बाद कोई उजर स्वीकार नहीं किया जावेगा।

आज दिनांक 17-08-2017 को मेरे हस्ताक्षर एवं मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित /—
विवाह पंजीकरण अधिकारी,
बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0।

ब अदालत विवाह पंजीकरण अधिकारी, बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0

1. अजय कुमार सुपुत्र श्री हेम राज, गांव चुआण, डा0 भोटा, तहसील बड़सर, जिला हमीरपुर, हि0 प्र0।
2. मनीषा सुपुत्री श्री चिरंजी लाल, गांव भेवड़, डा0 कड़साई, तहसील बड़सर, जिला ऊना, हि0 प्र0
प्रार्थी।

बनाम

आम जनता

प्रतिवादी।

आम जनता को सूचित किया जाता है कि प्रार्थी एक व दो ने इस न्यायालय में विवाह पंजीकरण करवाने का आवेदन किया है। अतः इस इशतहार द्वारा आम जनता व उपरोक्त आवेदनकर्ता के माता-पिता को इस विवाह के पंजीकरण बारे एतराज हो तो दिनांक 03-10-2017 या इससे पूर्व प्रातः 10.00 बजे तक इस न्यायालय में आपत्ति दर्ज करवा सकते हैं। इस तिथि के बाद कोई उजर स्वीकार नहीं किया जावेगा।

आज दिनांक 17-08-2017 को मेरे हस्ताक्षर एवं मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित /—
विवाह पंजीकरण अधिकारी,
बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0।

In the Court of Shri S. K. Prashar, HAS, Marriage Officer-cum-Sub Divisional Officer(c), Bhoranj, District Hamirpur (H.P.)

1. Vikas Singh s/o Dharam Singh, r/o Village Dhirar, P.O. Nagrota Gazian, Tehsil Bhoranj, District Hamirpur, H.P.
2. Smt. Bhawna Thakur d/o Sh. Jaswant Singh, r/o Village Bagwar, P. O. Dhamrol, Tehsil Bhoranj, District Hamirpur, H.P.

Versus

General Public

Subject.—Application for the registration of marriage under section 16 of Special Marriage Act, 1954 (Central Act) as amended by Marriage Laws (Amendment Act 01, 49 of 2001).

Vikas Singh s/o Dharam Singh, r/o Village Dhirar, P.O. Nagrota Gazian, Tehsil Bhoranj, District Hamirpur, H.P. and Smt. Bhawna Thakur d/o Sh. Jaswant Singh, r/o Village Bagwar, P. O. Dhamrol, Tehsil Bhoranj, District Hamirpur, H. P. have filed an application alongwith affidavits in this court under section 16 of Special Marriage Act, 1954 (Central Act) as amended by the Marriage Laws (Amendment Act 01, 49 of 2001) that they have solemnized their marriage ceremony on 20-07-2017 at Santoshi Prangan, Sudhar Sabha Didwin, Tehsil Hamirpur, District Hamirpur as per Hindu Rites and Customs and they are living together as husband and wife since then. Hence their marriage may be registered under Special Marriage Act, 1954.

Therefore, the general public is hereby informed through this notice that any person who has any objections regarding this marriage can file the objections personally or in writing before this court on or before 20-09-2017. After that no objections will be entertained and marriage will be registered accordingly.

Issued today on 09-08-2017 under my hand and seal of the court.

Seal.

Sd/-

*Marriage Officer-cum-Sub Divisional Magistrate,
Bhoranj, District Hamirpur, H.P.*

ब अदालत तहसीलदार एवं कार्यकारी दण्डाधिकारी, तहसील धर्मशाला, जिला कांगड़ा, हि० प्र०

श्री/श्रीमति Tenzin Dhonyoe

बनाम

आम जनता

विषय.—प्रार्थना-पत्र जेरे धारा 13(3) हिमाचल प्रदेश पंजीकरण अधिनियम, 1969.

नोटिस बनाम आम जनता।

श्री/श्रीमति Tenzin Dhonyoe पुत्र/पत्नी श्री Thupten, निवासी Mcleodganj, तहसील धर्मशाला, जिला कांगड़ा ने इस अदालत में शपथपत्र सहित मुकद्दमा दायर किया है कि उसकी पुत्री/पुत्र Tenzin Dhonyoe का जन्म/मृत्यु दिनांक 06-09-1978 को हुआ है परन्तु एम० सी० Dharamshala में जन्म/मृत्यु पंजीकृत न है अतः इसे पंजीकृत किये जाने के आदेश दिये जायें। इस नोटिस के द्वारा समस्त जनता को तथा सम्बन्धित सम्बन्धियों को सूचित किया जाता है कि यदि किसी को उपरोक्त बच्चे Tenzin Dhonyoe का जन्म/मृत्यु पंजीकृत किये जाने बारे कोई एतराज हो तो वह अपना एतराज हमारी अदालत में दिनांक

16-09-2017 को असागतन या वकालतन हाजिर आकर अपना एतराज पेश कर सकता है अन्यथा मुताबिक शपथपत्र जन्म तिथि पंजीकृत किये जाने बारे आदेश पारित कर दिये जायेंगे।

आज दिनांक 11-08-2017 को मेरे हस्ताक्षर व मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
धर्मशाला।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, धर्मशाला, जिला कांगड़ा, हि0 प्र0

किस्म मुकद्दमा : तकसीम

1. श्रीमती श्रेष्ठा देवी पत्नी स्व0 श्री जगत राम पुत्र श्री जैसी, निवासी पघेड, मौजा सराह, तहसील धर्मशाला, जिला कांगड़ा, हि0 प्र0

... प्रार्थी

बनाम

1. श्री केवल कृष्ण, 2. विपन कुमार पुत्रान पुर्ण चन्द, 3. उषा देवी, 4. निलम देवी, 5. ममता देवी पुत्रियां पुर्ण चन्द, 6. प्रोमिला देवी पत्नी स्व0 श्री पुर्ण चन्द, 7. अमर सिंह पुत्र रसीला राम, 8. कमला देवी पुत्री रसीला राम, 9. विमला देवी पुत्री रसीला राम, 10. संजय पुत्र शान्ति देवी, 11. अमित कुमार पुत्र हरि सिंह, 12. सुमित कुमार पुत्र हरि सिंह, 13. विद्या देवी पुत्री हरि सिंह, 14. इन्दु बाला पुत्री हरि सिंह, 15. ललिता देवी पत्नी स्व0 श्री हरि सिंह, 16. अर्चना पुत्री प्रेम सिंह, 17. उमा पत्नी स्व0 श्री प्रेम सिंह, निवासीयान पघेड, मौजा सराह, तहसील धर्मशाला, जिला कांगड़ा, हि0 प्र0

... प्रतिवादीगण

नोटिस इश्तहार

मुकद्दमा तकसीम जेरे धारा 123 हि0 प्र0 भू-राजस्व अधिनियम, 1954 बाबत भूमि खाता नं0 116, खतौनी नं0 176, खसरा कित्ता 2, रकबा 0-01-10 है0/वर्ग मी0 वाक्य महाल पघेड, मौजा सराह, तहसील धर्मशाला, जिला कांगड़ा।

उपरोक्त प्रतिवादीगणों को समन जारी किए गए परन्तु उनकी तामील साधारण तरीके से नहीं हो रही है। अदालत हजा को विश्वास हो गया है कि उक्त प्रतिवादीगण को साधारण तरीके से तामील नहीं हो सकती है।

अतः इस अदालती इश्तहार अखबार के माध्यम से प्रतिवादीगण उपरोक्त को सूचित किया जाता है कि अगर वे मुकद्दमा उपरोक्त में कोई उजर/एतराज पेश करना चाहें तो वे दिनांक 26-10-2017 को सुबह 10 बजे असागतन या वकालतन हाजिर अदालत आकर पैरवी मुकद्दमा कर सकते हैं हाजिर न आने की सूरत में उनके खिलाफ एकतरफा कार्यवाही अमल में लाई जाएगी।

आज दिनांक 14-08-2017 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—
सहायक समाहर्ता द्वितीय श्रेणी,
धर्मशाला, जिला कांगड़ा।

**In the Court of Executive Magistrate Dharamshala, Tehsil Dharamshala,
District Kangra H.P.**

1. Shri Varun Kumar s/o Shri Ravi Kumar, r/o Narwana, Tehsil Dharamshala, District Kangra, H. P.
2. Smt. Neha Devi d/o Sh. Chuni Lal, r/o Narwana, Tehsil Dharamshala, District Kangra

Versus

1. The General Public
2. Commissioner, Municipal Corporation Dharamshala.

PUBLIC NOTICE

Whereas the above named applicants have made an application under section 8(4) of the H. P. Registration of Marriages Act, 1996 alongwith an affidavit stating therein that they have solemnized their marriage on 18-04-2016 at Narwana but has not been found entered in the records of the Registrar of Marriages *i. e.* Commissioner, Municipal Corporation Dharamshala.

And whereas, they have also stated that they were not aware of the laws of the registration of marriage with the Registrar of Marriages and now, therefore necessary orders for the registration of their marriage be passed so that their marriage is registered by the concerned authority.

Now, therefore, objections are invited from the general public that if anyone has any objection regarding the registration of the marriage of the above named applicants, then they should appear before the court of undersigned on 19-09-2017 at Tehsil Office Dharamshala at 10.00 A.M. either personally or through their authorized agent.

In the event of their failure to do so orders shall be passed *ex-parte* against the respondents for the registration of marriage without affording any further opportunity of being heard.

Issued under my hand and seal of the court on this

Seal.

Sd/-
Executive Magistrate,
Tehsil Dharamshala.

ब अदालत तहसीलदार एवं सहायक समाहर्ता प्रथम श्रेणी इंदौरा, जिला कांगड़ा, हि० प्र०

मिसल नं० : 241 / ई०एम० / 2017

तारीख पेशी : 28-09-2017

श्री रजित सिंह पुत्र श्री उपदेश सिंह, गांव पनियाला व डा० घंझान, तहसील इन्दौरा, जिला कांगड़ा,
हि० प्र० ... प्रार्थी

बनाम

आम जनता

.. प्रत्यार्थी

विषय.—प्रार्थना—पत्र जेर धारा 13(3) जन्म एवम् मृत्यु पंजीकरण अधिनियम, 1969 के अन्तर्गत जन्म तिथि पंजीकृत करने बारे।

ईशतहार राजपत्र :

प्रार्थी श्री रजित सिंह पुत्र श्री उपदेश सिंह, गांव पनियाला व डा0 घंझान, तहसील इन्दौरा, जिला कांगड़ा, हि0 प्र0 ने प्रार्थना पत्र प्रस्तुत करते हुए निवेदन किया है कि उसका जन्म दिनांक 25-03-1995 को गांव पनियाला व डा0 घंझान, तहसील इंदौरा, जिला कांगड़ा, हि0 प्र0 में हुआ है लेकिन अज्ञानतावश उसकी जन्म तिथि को ग्राम पंचायत मलहरी, तहसील इंदौरा, जिला कांगड़ा, हि0 प्र0 के अभिलेख में पंजीकृत न करवाया जा सका है उसकी जन्म तिथि को पंजीकृत करने के आदेश देने की अनुमति प्रदान करे।

अतः इस ईशतहार राजपत्र के द्वारा सर्वसाधारण को सूचित किया जाता है कि उक्त रजित सिंह पुत्र श्री उपदेश सिंह, गांव पनियाला व डा0 घंझान, तहसील इंदौरा, जिला कांगड़ा, हि0 प्र0 की जन्म तिथि को पंजीकृत करने बारे किसी व्यक्ति को कोई भी एतराज हो तो वह असातन या वकालतन दिनांक 28-09-2017 को प्रातः 10.00 बजे अदालत हजा में हाजिर होकर अपना एतराज पेश कर सकता है कोई एतराज पेश न होने की सूरत में जन्म तिथि को पंजीकृत करने के आदेश पारित कर दिए जाएंगे।

आज दिनांक 19-08-2017 को मेरे हस्ताक्षर व मोहर अदालत सहित जारी हुआ।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
इन्दौरा, जिला कांगड़ा, हि0 प्र0।

ब अदालत कार्यकारी दण्डाधिकारी, कल्पा, जिला किन्नौर (हि0 प्र0)

श्री जगजीत सिंह पुत्र स्व0 श्री अजीत सिंह, निवासी गांव तेलंगी, डा0 खवांगी, तहसील कल्पा, जिला किन्नौर (हि0 प्र0)।

बनाम

आम जनता ग्राम तेलंगी, जिला किन्नौर, हि0 प्र0

दरखास्त जेर धारा 13(3) जन्म एवं मृत्यु रजिस्ट्रीकरण अधिनियम, 1969.

श्री जगजीत सिंह ने इस अदालत में प्रार्थना पत्र मय शपथ पत्र पेश किया है कि उनकी पुत्री अनवी नेगी का जन्म दिनांक 11-03-2016 को हुआ है जिसका इन्द्राज ग्राम पंचायत तेलंगी में दर्ज नहीं किया गया है को अब दर्ज करने बारे आदेश जारी करने का अनुरोध किया है।

अतः इस इशतहार द्वारा सर्वसाधारण को सूचित किया जाता है कि उक्त जन्म तिथि ग्राम पंचायत तेलंगी के रिकार्ड में दर्ज करने बारे कोई आपत्ति हो तो वह दिनांक 19-09-2017 को या इससे पूर्व अदालत में हाजिर आकर अपना एतराज पेश कर सकता है अन्यथा सचिव, ग्राम पंचायत तेलंगी को उक्त जन्म पंजीकरण करने बारे आदेश जारी कर दिए जाएंगे।

आज दिनांक 18-08-2017 को मेरे हस्ताक्षर व मोहर अदालत द्वारा जारी कर दिया गया।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
कल्पा, जिला किन्नौर (हि0 प्र0)।

ब अदालत कार्यकारी दण्डाधिकारी, कल्पा, जिला किन्नौर (हि0 प्र0)

श्रीमती चम्पी देवी पत्नी श्री धन बहादुर, निवासी गांव व डा0 खवांगी, तहसील कल्पा, जिला किन्नौर (हि0 प्र0)।

बनाम

आम जनता ग्राम खवांगी, जिला किन्नौर, हि0 प्र0

दरखास्त जेर धारा 13(3) जन्म एवं मृत्यु रजिस्ट्रीकरण अधिनियम, 1969.

श्रीमती चम्पी देवी ने इस अदालत में प्रार्थना पत्र मय शपथ पत्र पेश किया है कि उनकी पुत्रियां बबीता व मीनाक्षी का जन्म क्रमशः दिनांक 16-02-1995 व 31-03-1997 को हुआ है जिनका इन्द्राज ग्राम पंचायत खवांगी में दर्ज नहीं किया गया है को अब दर्ज करने बारे आदेश जारी करने का अनुरोध किया है।

अतः इस इशतहार द्वारा सर्वसाधारण को सूचित किया जाता है कि उक्त जन्म तिथियां ग्राम पंचायत खवांगी के रिकार्ड में दर्ज करने बारे कोई आपत्ति हो तो वह दिनांक 19-09-2017 को या इससे पूर्व अदालत में हाजिर आकर अपना एतराज पेश कर सकता है अन्यथा सचिव, ग्राम पंचायत खवांगी को उक्त जन्म पंजीकरण करने बारे आदेश जारी कर दिए जाएंगे।

आज दिनांक 18-08-2017 को मेरे हस्ताक्षर व मोहर अदालत द्वारा जारी कर दिया गया।

मोहर।

हस्ताक्षरित / —
कार्यकारी दण्डाधिकारी,
कल्पा, जिला किन्नौर (हि0 प्र0)।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी/कार्यकारी दण्डाधिकारी, उप-तहसील सैंज,
जिला कुल्लू, हिमाचल प्रदेश

श्री कुलदीप राज पुत्र श्री उदे राम, निवासी गांव मनियाशी, डा0 वनोगी, उप-तहसील सैंज, जिला कुल्लू, हि0 प्र0 प्रार्थी।

बनाम

आम जनता

विषय.—ग्राम पंचायत रिकार्ड में मृत्यु तिथि दर्ज करने बारे।

सर्वसाधारण को सूचित किया जाता है कि श्री कुलदीप राज पुत्र श्री उदे राम, निवासी गांव मनियाशी, डा0 वनोगी, उप-तहसील सैंज, जिला कुल्लू, हि0 प्र0 ने अधोहस्ताक्षरी की अदालत में एक दरखास्त गुजारी है कि ग्राम पंचायत वनोगी के रिकार्ड में प्रार्थी के पिता की मृत्यु तिथि 14-2-2008 ग्राम पंचायत वनोगी के रिकार्ड में दर्ज नहीं है इसे दर्ज करवाने बारे प्रार्थी के द्वारा दिया गया शपथ-पत्र भी संलग्न है कि ग्राम पंचायत वनोगी के रिकार्ड में इसके पिता स्व. श्री उदे राम पुत्र श्री भादर सिंह की मृत्यु तिथि 14-2-2008 को दर्ज किया जावे।

अतः इस इशतहार द्वारा सर्वसाधारण को सूचित किया जाता है कि इस सम्बन्ध में किसी भी व्यक्ति को कोई आपत्ति हो तो वह असालतन या वकालतन अपनी आपत्ति इस न्यायालय में दिनांक 11-09-2017 या इससे पूर्व प्रस्तुत कर सकता है अन्यथा इसका इन्द्राज ग्राम पंचायत वनोगी, उप-तहसील सैंज, जिला कुल्लू के रिकार्ड में करवा दिया जाएगा।

आज दिनांक 11-08-2017 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित / —
सहायक समाहर्ता द्वितीय श्रेणी / कार्यकारी दण्डाधिकारी,
उप-तहसील सैंज, जिला कुल्लू।

**In the Court of Shri Ajit Bhardwaj, H.A.S., Sub Divisional Magistrate Shimla (Urban),
District Shimla, Himachal Pradesh**

Shri Rati Ram Chandel s/o Shri Govind, r/o Davinder House, Phagli, Shimla-4, Tehsil and District Shimla, H.P. ..Applicant

Versus

General Public

.. Respondent.

Application under section 13(3) of Birth and Death Registration Act, 1969.

Whereas Shri Rati Ram Chandel s/o Shri Govind, r/o Davinder House, Phagli, Shimla-4, Tehsil and District Shimla, H.P. has preferred an application to the undersigned for registration the date of birth of his son Davinder Chandel (DOB 14-01-1978 at above house) in the record of Municipal Corporation, Shimla.

Therefore, this proclamation, the general Public is hereby informed that any person having any objection for entry as to date of birth mentioned above, may submit his objection in writing in this court on or before 23-09-2017 failing which no objection will be entertained after expiry of date and will be decided accordingly.

Given under my hand and seal of the Court on this 23rd day of August, 2017.

Seal.

AJIT BHARDWAJ,
Sub-Divisional Magistrate,
Shimla (Urban).

**In the Court of Shri Ajit Bhardwaj, H.A.S., Sub Divisional Magistrate Shimla (Urban),
District Shimla, Himachal Pradesh**

Nyima Lhamo d/o Shri Lobsang Yanphal, r/o New Building Tibetan Colony, House No. 17, Panthaghati, Shimla-9, Tehsil and District Shimla, H.P. ..Applican.

Versus

General Public

.. Respondent.

Application under section 13(3) of Birth and Death Registration Act, 1969.

Whereas Nyima Lhamo d/o Shri Lobsang Yanphal, r/o New Building Tibetan Colony, House No. 17, Panthaghati, Shimla-9, Tehsil and District Shimla, H.P. has preferred an application to the undersigned for registration of her date of birth *i.e.* (DOB 15-06-1977) in the record of Municipal Corporation, Shimla.

Therefore, this proclamation, the general Public is hereby informed that any person having any objection for entry as to date of birth mentioned above, may submit his objection in writing in this court on or before 26-09-2017 failing which no objection will be entertained after expiry of date and will be decided accordingly.

Given under my hand and seal of the Court on this 25th day of August, 2017.

Seal.

AJIT BHARDWAJ,
Sub-Divisional Magistrate,
Shimla (Urban).

**In the Court of Shri Ajit Bhardwaj, H.A.S., Sub Divisional Magistrate Shimla (Urban),
District Shimla, Himachal Pradesh**

Shri Amrik Ahuja s/o Late Shri Sant Singh Ahuja, r/o R. K. Apartments, Flat No. 2, Fingsak Estate, Shimla, H.P. *..Applicant*

Versus

General Public

.. Respondent.

Application under section 13(3) of Birth and Death Registration Act, 1969.

Whereas Shri Amrik Ahuja s/o Late Shri Sant Singh Ahuja, r/o R. K. Apartments, Flat No. 2, Fingsak Estate, Shimla, H.P. has preferred an application to the undersigned for registration of date of death of his Mother Late Smt. Sant Kaur (DOD 18-08-2011 at above address) in the record of Municipal Corporation, Shimla.

Therefore, this proclamation, the general Public is hereby informed that any person having any objection for entry as to date of death mentioned above, may submit his objection in writing in this court on or before 22-09-2017 failing which no objection will be entertained after expiry of date and will be decided accordingly.

Given under my hand and seal of the Court on this 5th day of August, 2017.

Seal.

AJIT BHARDWAJ,
Sub-Divisional Magistrate,
Shimla (Urban).

